

## ***Planning Commission***

**April 12, 2018  
City Hall, Council Chambers  
749 Main Street  
6:30 PM**

For agenda item detail see the Staff Report and other supporting documents included in the complete meeting packet.

**Public Comment will be limited to three (3) minutes per speaker.**

- I. Call to Order
- II. Roll Call
- III. Approval of Agenda
- IV. Approval of Minutes
  - March 8, 2018
- V. Public Comment on Items Not on the Agenda
- VI. New Business – Public Hearing Items
  - **Louisville Mill Site PUD Extension (500, 540, 544 County Rd.):** A request to extend the approved Planned Unit Development for the Louisville Mill Site for three years, **Resolution 9, Series 2018**, (PUD-0126-2017)
    - Applicant : Louisville Mill Site LLC
    - Owner: Louisville Mill Site, LLC & RCC Ltd.
    - Case Manager: Lauren Trice, Associate Planner
- VII. Planning Commission Comments
- VIII. Staff Comments
  - a. Design Guidelines and Sign Code Update – Study Session to discuss several policy questions with City Council June 12, 2018 and to discuss other planning matters
- IX. Items Tentatively Scheduled for the regular meeting May 10, 2018:
  - a. None
- X. Adjourn

***Planning Commission  
Meeting Minutes  
March 8, 2018  
City Hall, Council Chambers  
749 Main Street  
6:30 PM***

**Call to Order** – Brauneis called the meeting to order at 6:31 P.M.

**Roll Call** was taken and the following members were present:

Commission Members Present:	Steve Brauneis, Chair Debra Williams Dietrich Hoefner Tom Rice Keaton Howe
Commission Members Absent:	Jeff Moline David Hsu, Vice Chair
Staff Members Present:	Rob Zuccaro, Dir of Planning & Building Safety Lisa Ritchie, Associate Planner Amelia Brackett, Planning Clerk

**APPROVAL OF AGENDA**

Williams moved and Howe seconded a motion to approve the March 8, 2018 agenda. Motion passed by voice vote.

**APPROVAL OF MINUTES**

Rice moved and Williams seconded a motion to approve the February 8, 2018 minutes. Motion passed by voice vote. Howe abstained due to his absence at the February 8<sup>th</sup> meeting.

Rice noted that several scriveners' errors needed to be corrected in the February minutes.

**PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA**

None.

**NEW BUSINESS – PUBLIC HEARING ITEMS**

Clementine Commons (331 & 333 East St.): A Final Planned Unit Development (PUD) and Subdivision Plat to allow for 42 residential townhouse lots and common areas on 3.7 acres zoned RM and with detention facilities and landscape improvements on the adjacent City-owned 1.44 acre parcel west of Hwy 42 and North of Lock St., Resolution 03, Series 2018, (PUPL - 093-2017)

- Applicant: Louisville Gateway LLC
- Representative: Erik Hartronft, Hartronft Associates P.C.
- Owner: Mike Jones and Michael Eisenstein
- Case Manager: Rob Zuccaro, Planning & Building Safety Director

Public notice was posted on February 18<sup>th</sup> in the Boulder *Daily Camera* and at all other locations on February 23<sup>rd</sup>.

Zuccaro presented Resolution 3, Series 2018, a request for approval of Resolution No. 03, Series 2017, a resolution recommending approval of a Final Planned Unit Development (PUD) and Subdivision Plat for 42 residential townhome lots and common areas on 3.7 acres zoned Residential – Medium Density (RM.) There is also a proposal to develop a detention facilities and other landscape improvements on the adjacent City-owned 1.44 acre parcel west of Highway 42 and north of Lock Street.

The area was originally platted into two residential lots in 1987 and re-platted in 2007 where one of the lots was split into three, two were developed and two are vacant. Now, two different land owners are proposing a new development of townhomes. Everything currently on the lot will be demolished. The site plan layout also includes private streets and shared driveways, common open spaces, and two regional trail connections to Coal Creek, one on City property and one on the private lot. All the townhomes would be accessed by private driveways from two private streets. Common areas will be owned by the HOA. Instead of yards, there will be a shared common open space. This is unique with this subdivision compared to what the underlying zone envisions.

Zuccaro stated that the application went through preliminary approval with the previous makeup of the Commission. The development is big enough that it requires a preliminary review. Tonight, the Commission is reviewing the final review. Final reviews must be substantially the same as the preliminary review. The changes between the two drafts include a community garden and a pavilion area. The street network and private driveways have remained the same from the preliminary proposal. The preliminary proposal had a conceptual drawing, which has been turned into an elevation with a material board for the PUD. They still use a mixture of metal-seam roofs and asphalt-shingle roofs, a mixture of different types of wood, metal, and cement-board siding. Staff has reviewed preliminary to final and they are very close in design.

Zuccaro then presented waivers in the preliminary and final proposals. With the preliminary, there were several waivers proposed: minimum lot area; minimum lot area per dwelling; maximum lot coverage; and front, side, and rear setbacks. These were all reviewed and endorsed by Planning Commission and City Council. In the final proposal, there is also a request for a height waiver. This is due to an additional realization that their design required a height waiver. It does not reflect a change in the design from the preliminary proposal.

The underlying zoning generally calls for individual yards, but the applicant wants to build a pocket community where the lots cover the building footprints and the outdoor space is shared. They need the waivers to accommodate the common open space, since the underlying zoning is a lot-by-lot ownership framework. The zoning imagines lot-by-lot townhomes for which everyone owns their own yards, with public streets. Apartments with a single lot are also anticipated in the zoning. However, the proposal has fee-simple lots that cover the building footprint. Staff believes they are meeting the intent of the zoning, but they need waivers to accommodate the different design. In the zoning code, the lot area per dwelling in the zoning is 3,500 square feet with a minimum lot area of 7,000 square feet, but the applicant wants to sell the houses fee-simple and have a commonly owned shared space with the HOA. The overall proposed lot coverage is 35%, which meets the requirements of the subdivision as a whole even as they are covering each lot 100%.

Zuccaro then addressed the height waiver. Not all 42 townhomes violate the maximum height, but many do. The allowed height in the zone district is 35'. The tallest proposed buildings reach 38.8'. The applicant went through the exercise of calculating every townhome in the City to find the base height and the maximum allowed to find the variance on each structure. There are three different building types in the proposal. The northernmost buildings do not need a height waiver. The ones to the south – the B and C neighborhoods – go up to 38' and 37'. Some of these are higher than the Sunnyside Development to the north, which are at about 30'.

Zuccaro presented the various waiver criteria. He pointed out that the important part of 17.28.110 was the statement that "the modification or waiver is warranted by the design and amenities incorporated in the development plan, and the needs of residents for usable or functional open space and buffer areas can be met." In the case of Subdivision Modifications (LMC 16.24,) Zuccaro stated that the alterations requested in the proposal did not alter the essential character of the neighborhood, met the purposed and intent of the PUDs, were warranted by design and amenities, and did not add additional density. As for the requirement that there be no reasonable design alternatives, Zuccaro stated that there were design alternatives that could help meet the height requirements without a waiver by flattening the roofs and lowering the apartment ceilings, but it was not a better design. The sloped roofs they are proposing fit within the context of the neighborhood. In summary, staff finds that the waivers meet all the criteria for waivers.

The proposal includes a plan to obtain a license from the City for the development of City property. The applicant is proposing to improve the property with landscaping and a trail. They are also proposing to put their detention pond on the property, but they would build a Regional Detention for a Larger Basin than what currently exists for surrounding communities to use, as well. Open Space and the Parks Board are in support of this element of the proposal. The idea is to provide a public benefit in exchange for the license.

Zuccaro stated that rather than having a public park on their property, they are proposing a 15% cash-in-lieu, which has also been approved by Parks and Open Space. The applicant is dedicating land to the City to complete East Street improvements, including a public sidewalk along East Street. A sewer easement will be vacated to relocate two sewer lines, which City Council will be reviewing concurrent with this request.

Zuccaro stated that the applicant submitted a traffic analysis that indicated how many AM- and PM-peak trips would be expected on a weekday. Based on this information, there are no new lane improvements recommended. The school district calculated that there would be about 9 additional students in the feeder schools from this development, and that number could be accommodated. The Fire Department had no objections. Public Works has a few cleanup and minor comments left. Public Works wants a Final Drainage Report approved before the City Council hearing, but the preliminary review has already been approved by Public Works. The one condition for approval from staff is that the applicant complies with all outstanding comments on Public Works.

Staff recommends conditional approval, finding that the proposal complies with the Final PUD and Subdivision Plat requirements of the Municipal Code and recommends approval with the following condition:

1. Prior to the City Council Hearing, the applicant shall address all comments in the February 22, 2018 Public Works comment letter.

Brauneis asked for conflict of interest from the Commission.

Howe read the following statement: "I would like to disclose that I am a local business owner in the community, in which I assist many clients. A member of the applicant team is one of my clients, however I have no interest in or financial connection to this project or application. Our relationship will have no effect on my judgement within the scope of this Planning Commission."

Brauneis asked for comments of staff.

Zuccaro asked that the new resolution with the updated dates be entered into the record. He added that the new resolution was on the public board, as well.

Brauneis asked for a motion to include the new resolution with the dates changed from February to March into the record. Howe made a motion to approve, Williams seconded. Voice vote. Motion passed unanimously.

Brauneis asked for questions of staff.

Rice asked where residents would park.

Zuccaro stated that area A had front-loading garages and B and C had alley-loading garages. The proposed parking met the minimum zoning requirement, which is to have two off-street spaces per unit. There was also community parking nearby.

Rice asked where visitors would park.

Zuccaro stated that they would have to park internal to the subdivision. Part of East Street was required to have no parking.

Rice asked why the high and low fiscal analysis came out in negatives.



Zuccaro stated that in a lot of circumstances with all residential developments, when you do taxes and other benefits for the City balanced accounting for costs to provide services, the calculation usually produces a negative number. With higher density developments, the number changes with higher property taxes and increased spending.

Rice asked if all financial analyses would come out as negative for residential developments.

Zuccaro stated that was usually the case.

Rice asked if the units to the north required any height waivers and if the ones to the south did not have height waivers. He pointed out that the buildings in the north had residential neighbors and the ones to the south did not.

Zuccaro stated that Commissioner Rice was correct.

Rice asked for the dollar amount being paid in lieu of providing dedicated open space.

Zuccaro stated that staff had numbers on file. He offered to look it up during the applicant's presentation.

Rice moved to enter the materials board into the record and Howe seconded. Voice vote. Motion passed unanimously.

Williams asked about the requirement to accommodate housing for different socioeconomic groups.

Zuccaro stated that the Comprehensive Plan had a policy to accommodate different groups. In this case, there was no standard affordable housing, but the proposal met the policy by providing a different housing type. As a townhome development, it opened up housing to a cross-section of residents. The townhouses to the south were different from the ones in the north, providing a cross-section of needs in terms of size of the homes.

Howe asked if the City had rights or options in the proposed license for the City property to change landscaping or signage. He pointed out that the area was a gateway area for the City.

Zuccaro stated that all licenses for City property were revocable. There would be an agreement with the HOA to maintain it as-is, but the City could always take over. The City would likely work with the HOA to make changes. The City could take back obligations for maintenance and landscaping if needed.

Howe asked if there were drawings or renditions for the landscaping on the City-owned lot.

Zuccaro replied that the Code requires a final landscape plan, since it was City property. The applicant is proposing native seed for trees and shrubs.

Howe asked how staff arrived at the number of potential students added to the school district.

Zuccaro stated that the School Board sent them a letter with that number. The Board bases their calculations on the type and number of homes, but staff does not have more knowledge of or access to their calculation process.

Howe asked what fund the 15% cash-in-lieu amount would be allocated to.

Zuccaro stated that the amount would not be earmarked, but the Code requires that it be used for land acquisition for public benefit.

Hoefner asked if the Commission had to find that there is usable open space in excess of the public use dedication requirement.

Zuccaro replied that there was language about having open space in the waiver requirement: "the needs of residents for usable or functional open space and buffer areas can be met."

Hoefner asked which part of the plan supported the height-waiver request specifically, in excess of the 15% cash-in-lieu.

Zuccaro stated that the waiver was met through the development of the trail to the south on City land.

Hoefner stated that the land was owned by the City.

Zuccaro confirmed that it was, and that the applicant was not dedicating any private land for public use. The PUD criteria were written for subdivisions in the 1980s and 1990s, but for newer developments the City has looked toward design intent. Zuccaro stated that he would provide the exact language of the Code for the Commission.

Hoefner stated that the land question might be a problem for him, without additional clarity.

Williams asked why the Code in 17.28.110 did not provide for overall density calculations.

Zuccaro stated that most of the City zoning did not have overall density calculations, except for mixed-use zoning. They have overall lot-by-lot density through lot coverage and minimum lot coverage. On a standard subdivision, you would dedicate roads and parks that would become City property and what is leftover is the square footage. Staff is trying to make an equivalent calculation by taking out the private roads and making a similar measurement.

Williams pointed out that in this case, none of the roads or parks was actually public.

Zuccaro stated that staff considered the shared space to be in lieu of private yards. The public park is separate, which is what they're giving the cash-in-lieu for.

Williams clarified that there were two categories of open space, one was public and one was private.

Zuccaro stated that in a typical subdivision, the developer would have to dedicate 15% toward public park space. There is no additional requirement above that 15% requirement on standard subdivisions.

Brauneis asked Zuccaro to refresh the Commission on the history of the application to contextualize how staff and the applicant arrived at this determination.

Zuccaro stated that there was an initial application with a higher density that proposed taking a gross-area approach. There was discussion about the gross versus what do you net out in order to get that equivalent calculation. The applicant withdrew that application, redesigned it by reducing the density and adding more common open space.

Zuccaro revisited Hoefner's question on waiver criteria, reading the language verbatim: "However, any such requirement may be waived or modified through the approval process of the PUD if the spirit and intent of the development plan criteria contained in Section 17.28.120 are met and the City Council finds that the development plan contains areas allocated for usable open space and common park area in excess of public use dedication requirements or that the modification or waiver is warranted by the design and amenities incorporated in the development plan and the needs of residents for usable or functional open space and buffer areas can be met." He summarized that the criteria starts out by saying that you either need to find that the development plan provides for usable open space in excess of public use dedication or that the modification or waiver is warranted by the design and amenities. He stated that staff was focusing on what comes after the or, since the criteria read as a choice between two options.

Hoefner stated that the common areas were used both to support the density requirement in lieu of yards and they are also being used to support the height waiver.

Zuccaro responded that staff was supportive of the concept of a common-area open space. North End development and others have had pocket-community designs, which were not envisioned when the zoning was written.

Hoefner clarified that staff did not think that additional open space was required to meet the waiver.

Zuccaro stated that staff found they did not need additional open space.

Brauneis asked about maintenance of the City-owned property.

Zuccaro stated that the HOA would maintain the trail and landscaping on the area of the property in perpetuity.

Brauneis asked if the on-site park would be accessible to anyone.

Zuccaro stated that it would be private.

Brauneis asked if the development had been referred to the Historic Preservation Commission.

Zuccaro stated that it was referred to HPC for a demolition review. The age of the houses met the requirements for demolition review.

Brauneis asked for further questions of staff. Seeing none, he asked for the applicant presentation.

Erik Hartronft, 950 Spruce Street Suite 2A in Louisville, presented the Final Plat and PUD. He stated that they were trying to mesh a new urban design with a Code from the 1970s, which was difficult. However, through working with staff they came to a proposal with fewer townhomes and more open space. He stated that the intersection of Highway 42 and 96<sup>th</sup> Street was a gateway area and that the development wanted to be a nice gateway for the City. Hartronft stated that multi-family development was compatible with surrounding uses and the proposed density was supported by zoning. He stated that the gateway landscaping and the trail were public benefits, as was the accommodation for off-site storm water regional detention that was proposed on the City parcel. The trail would link East Street with the Coal Creek Trail. He added that Parks and Open Space had given a lot of input on the design for the City parcel. Hartronft stated that the townhomes were good for starter homes with a lower price-point than a stand-alone home, though they would not be low-income housing, noting that Louisville did not have a low-income housing requirement. He added that 40% of the townhomes were first-floor masters, which would be good for seniors.

The design was split into three parts. In North Clementine, nine units had main-floor masters, front-load garages with porches, and backyards. They had a more suburban feel, even though they were townhomes. Clementine Street had parking from one side and the front-loading units have driveways. Public Works recommended that there be no parking on East Street. In the Central District, the homes had had alley-loaded garages and faced common courtyards. They were not lot line to lot line, as they had some small space for private landscaping. The units facing East Street have garages in back and porches on front. They face the detention pond on the City parcel. The buildings visible from Highway 42 have an Old Town feel, whereas the ones in the central section have a more urban feel with gables.

Hartronft showed an elevation of the proposed development to show the variety of the buildings and the attempt to capture the feeling of Old Town, instead of a more urban feel. He then showed the front of the North Commons Row Homes, which had flat roofs instead of gables. He added that without the height waiver, they would have to build flat-roofed buildings in the North Commons Row Homes. The height waiver allowed for the Old Town feel with gabled roofs. On the North Commons gables, they required a 3' waiver. Facing East Street they needed 3.8' waivers. The ends did not need waivers, but the center section did. He addressed Commissioner Rice's point that the units facing other residential neighbors did not require a waiver. He finished his presentation by asking the Commission for their questions.

Hoefner asked what specifically about the proposal supported the height waiver request.

Hartronft stated that single-family homes would have yards and there would not be any open space. He added that it was not big enough to have a City Park, and that the City would rather have the 15% to spend somewhere else.

Hoefner clarified that the private open space was in place of yardage.

Hartronft stated that it was.

Hoefner stated that he was still looking for anything in the proposal that was above and beyond the basic requirements that supported the height waiver.

Hartronft stated that the extension of the trail, the HOA maintenance agreement, the gateway landscaping, and the retention pond were beyond what was required in the Code for public good.

Howe asked Hartronft to go over the areas with and without height waivers.

Hartronft stated that the central buildings all had various levels of height waivers between 2 and 3' for the gables. The north section did not have waivers. 6 units facing Highway 42 required waivers.

Howe stated that it looked like all the houses requiring waivers were setback from Highway 42.

Hartronft stated that they were setback from Highway 42 by the City parcel.

Williams asked if the garages were at or below grade.

Hartronft stated that the alley-loaded garages were at grade from the back but in the front the doorways were at grade.

Williams asked if residents would be driving straight into the garage, not down.

Hartronft stated that that was correct.

Williams asked if all entrances to garages are at grade.

Hartronft responded that that was correct.

Williams asked how the traffic flow in the interior worked.

Hartronft stated that there would be signs for areas with no outlets and there would be hammerhead endings to turn around in. A firetruck could drive on the sidewalks and traverse the entire area in a firetruck. They had worked with the Fire Department to develop accessibility.

Williams asked about the homes on the southern end.

Hartronft showed how a car would move around in the development.

Williams asked if there were one or two entrances for the northern section.

Hartronft stated that there was only one entrance.

Williams asked if the southern section had two entrances and if it was one-way.

Hartronft stated that it was one-way and it had two entrances.

Williams asked if there was a way to have a second entrance in the northern entrance.

Hartronft stated that they could cut through some green space, but when working with staff they reduced the pavement and made it a close-knit neighborhood instead of a drive-through neighborhood.

Williams stated that though she did not like pavement, she thought that the northern section should have a second entrance.

Hartronft stated that they had done larger developments with one access point and they worked out.

Rice stated that all his questions had been answered.

Brauneis asked to enter the landscape renderings into the record. Rice made a motion and Williams seconded. Voice vote. Passed unanimously.

Brauneis asked for public comment.

Michael Eisenstein, 815 Trail Ridge Drive in Louisville, developer and facilitator of the project. He stated that the land currently had no light and that the City-owned parcel had needles, trash, and some homelessness. He considered this a public safety issue without lighting. The development would bring light and combat blight. He stated that the PUD had been worked on by talented individuals.

Mike Jones, 487 Carmen Street in Louisville, is one of the landowners and stated that the development was a win-win to clean up the corner. He stated that it was a lot of money to pay for all the parts of the proposal, including providing the trail to the south, but it was still a win-win for the development and the City.

Brauneis asked about the 15% cash-in-lieu amount. He stated that the Commission did not usually ask questions of the public, but Jones was one of the applicants.

Zuccaro stated that there were no final appraisals, but it was in the \$350-400,000 range.

Thomas Ramsey, 1100 Grant Avenue, stated that it was a good project that improved the current use of the space. He stated that there was no development that was going to make everyone happy, but this was a positive one. He stated that there were easier routes to deal with the City parcel, but none would be so nice. He liked the common area in the limited space rather than having fragmented space with setbacks. He thought the layout contributed to the feeling of community. He stated that the HOA would maintain the common area, retention pond, and trails, which was a big plus. It would not cost the City to maintain these developments. He added that it was a space for families who could support commerce in Louisville. He stated that, in scale, the height would be evened out visually because the buildings were wide. He added that the central location of the townhomes within the developed lot would also help with the scale. Overall, it was a positive for the community.

Jeff Meier, 470 County Road in Louisville, stated that the team had put together a good plan and the current space was an eyesore. He liked the cooperation with the City property.

Chip Connolly, 1209 Grant in Louisville, stated that the section of town had always been rundown and thought it was a better option than a 7-11 or some other type of development. He stated that the gables would make the development fit in with Louisville. He thought the proposal fit in architecturally with Louisville.

Brauneis asked for an applicant closing statement.

Zuccaro stated staff had nothing to add.

Brauneis asked for an applicant closing statement.

Hartronft addressed the gateway signage question, stating that the City could do anything they wanted, but they were planning to create a stone wall and landscaping inspired by the gateway at McCaslin Boulevard.

Williams asked Hartronft if there was aluminum in the development.

Hartronft stated that it was galvanized.

Williams asked what parts used that material.

Hartronft stated that the porches in some of the units had standing seam metal roofs with galvanized metal, as did some of the door elements. He stated they were an accent material.

Williams stated that she just wanted to make sure that it was not a major material.

Howe asked how far East Street extended.

Hartronft stated that it came up to Pine Street, making a bend around Pine Street plaza.

Howe asked about the plan for the junction of Lock and East streets.

Hartronft stated that he thought it was a stop sign.

Howe asked if there was a pedestrian crossing on East Street.

Hartronft stated that there was. There was a crosswalk at the light. They had a pedestrian crosswalk there, but Public Works requested that they take it out.

Zuccaro added that Public Works does not like mid-block crossings that are striped and signed.

Brauneis asked if there were additional comments of staff or the applicant. Seeing none, he closed the public hearing and asked for commissioner comments.

Rice stated that he had been impressed by the changes made between the first application and the preliminary one. He stated the only difference between the preliminary and the final proposals was the height, which he thought was in the best interest of the design of the subdivision. He added that he thought the Commission was allowed to approve such a waiver. Rice stated that the current City parcel was an eyesore and it needed to be developed. The fiscal impact statement was a mystery to him and might not consider, for example, that the development proposed to develop and maintain City land, which had a fiscal impact. He ended by stating that the area was a portal to the City and that this development was a good entryway to the City.

Williams agreed with Commissioner Rice's statements. She added that swapping the value of the City land with the improvements of the development was a nice, even swap. She stated that the interpretation of the Code was her only issue, but that 17.28.110 had the "or" clause and that she was satisfied by that explanation. She would support the project.

Howe thanked the presenters. He stated that he originally had concerns about the landscaping in the gateway area, but he was confident that the developers could work with the City. He stated that the project provided relief to single-family needs in the area. He appreciated the incorporation of Old Town contexts in the architecture.

Hoefner stated that he was not present for the previous review, so he would limit his comments to the height waiver. He stated that the waiver was small, but the interpretation of 17.28.110 was tricky. He was looking for elements in the plan and in the open-space proposals, which came down to the trail. He noted that the developer was getting use of City-owned land and simultaneously using that to meet one of the requirements, but it was a close call on additionality – whether there really was something above and beyond to support the height waiver. In this case, the trail made that case.

Brauneis stated that the lot was a unique area due to the railroad tracks and the highway and thought the height waiver appropriate for that reason. He responded to Commissioner Rice's comments that the fiscal analysis issue was an ongoing discussion. As the City added new services, they were lucky that they did not rely solely on property taxes since they had retail sales tax income in the City. Without that, most of us would not live here.

Rice moved to approve Resolution 3, Series 2018, a resolution to approve a PUD and Subdivision Plat with the condition that prior to the City Council Hearing, the applicant shall address all comments in the February 22, 2018 Public Works comment letter. Williams seconded. Brauneis asked for additional comments. Seeing none, he requested a roll call. Roll call vote. Passed unanimously.

**Gaia (833 S. Boulder Rd.): A request for a zone change from Office to Business Office and a request for a Special Review Use to allow an event/theater space and video production (indoor commercial amusement and a studio for professional use) Resolution 07, Series 2018, (ZON-0115-2017) & Resolution 08, Series 2018 (SRU-0116-2018)**

- **Applicant and Representative: Andy Johnson, DAJ Design**
- **Owner: Boulder Road, LLC**
- **Case Manager: Lisa Ritchie, Associate Planner**

Brauneis asked for disclosures from the Commission.

Howe read a statement disclosing that he is a local business owner in the community in which he assists many clients. A member of the applicant team is one of his clients, however he has no interest in or financial connection to this project or application. Their relationship will have no effect on his judgement within the scope of this Planning Commission.

Public notice was posted on February 18 in the Boulder *Daily Camera* and all required locations on February 16.

Ritchie stated that the area was on the northwest side of the City off South Boulder Road and just south of a water treatment reservoir. The property was annexed in 1981 and zoned as Office. In 1982 it was platted as Lot 1, Neodata subdivision. Part of the Plat included development scenarios that allowed Phase 1 construction. In 1984, the City repealed the Office Zone District and established the Administrative Office and Business Office Zone Districts. The property was not rezoned at that time. In the 1980s, the first phase was constructed. In 1997, a PUD allowed a second phase, which reflects the current development. In 2008, a PUD Amendment was requested and granted to allow an expansion to an existing building for video production. Due to the expansion of use currently requested, the applicant has to go through the Special Review Use process.

The zone change is currently zoned Office, which has not existed since 1984 and has resulted in a property with no clear use or development standards. Staff was already aware of this issue, and Council added it to the City Council 2018 Plan to clean up these zoning issues. In the meantime, the applicant came forward with a use request and staff decided to take the opportunity to change the zoning.

The proposed zoning is Business Office. This change was discussed as an option in 1984 and it was staff currently proposed. Business Office was intended for a broader range of uses than the Administrative Zone District, which this lot also exceeds.

The second part of the application is the SRU. The applicant is requesting to allow an indoor event and theater space and video production space. There would be no additional changes to the exterior. Relevant regulations include the restriction that no more than 575 people occupy the development and that commercial uses shall not occupy more than 20% of the gross square footage in the development.

Ritchie stated that according to LMC 17.44.050 the development needs to meet one of the following criteria:

1. The land to be rezoned was zoned in error and as presently zoned is inconsistent with the policies and goals of the city's comprehensive plan.

Staff finds that there is evidence of an error in the zoning because the City repealed the Office zone district in 1984, resulting in a property with no clear use or development standards. Approving this zone change provides clarity for the property.

Staff finds that the application complies with all 5 criteria of the SRU:

1. Comprehensive Plan
2. Economic Compatibility
3. Internal Efficiency
4. External Effects
5. Pedestrian Circulation

Staff recommends approval of Resolution 7, Series 2018, a request for a zone change from Office to Business Office. Staff also recommends approval of Resolution 8, Series 2018, a request for a SRU to

allow an indoor event/theater space and video production (indoor Commercial Amusement and a Studio for Professional Use.)

Rice asked if there was adequate parking to accommodate the maximum occupancy.

Ritchie stated that there were 502 parking spaces.

Rice asked if anyone had any ideas how many employees worked there when Neodata occupied the building, as there was a lot of traffic at that time.

Ritchie stated that she did not have the specifics, but in the 1997 PUD amendment traffic generation was a concern for the neighborhood. That's why there was a cap in that amendment.

Hoefner asked if there was a zone that could be applied that would not require an SRU.

Ritchie stated that there were zones that allowed their usage by right, but they were too intense for the residential area. Staff evaluated all the zone districts related to the Comprehensive Plan and the context of the development.

Hoefner asked if a new occupant would require a new SRU if they wanted to make changes.

Ritchie stated that any changes to the SRU would trigger re-review. The applicant is limited to what is stated in the SRU.

Howe asked if there would be additional noise or vibrations with the indoor entertainment space.

Ritchie stated that staff did not anticipate additional noise or vibrations.

Brauneis asked for additional questions. Seeing none, he asked for the applicant presentation.

Andy Johnson stated that the zoning issue was a surprise but a welcome one to help clean up the zoning issues in the city. He stated that they looked at it as housekeeping, since the zone was repealed in 1984. Anytime a new use comes up, there needed to be an SRU, which was a burden to any landowner. He added that there were no uses for the property currently. As for the SRU, he stated that the site is currently underused compared to Neodata, the previous occupant. Johnson added that it was great to have Gaia in Louisville, as it was known around the world yet did not create issues on the site itself. The event center would create no additional noise or vibrations and it would never change the maximum occupants allowed in the SRU. The use was already happening, but since they were applying for a permit to touch another part of the building, they needed the rezoning process. Johnson stated that the owner of Gaia was present and could answer additional questions.

Howe asked if any noise from the theater space would affect neighbors.

Johnson stated that the interior of the building was entirely isolated and would have no effect outside the building.

Williams asked what kind of events there would be and who they were geared toward.

Johnson stated that they were public events similar to TED Talks.

Brauneis asked for public comment. Seeing none, he asked for additional questions of staff or the applicant. He then closed the public hearing and asked for commissioner comments.

Hoefner stated that it seemed like a clean-up issue. He asked if there was a re-zoning that could accommodate what was being asked for in the SRU.

Howe stated that as a local business owner, he understood the need to constantly adjust and appreciated that they were going through the requisite channels.



Williams stated that it was a clean-up issue and she supported it. Overall, she thought the City needed to review its zoning.

Rice stated it all made perfect sense to him. He thought the new zone and SRU were appropriate.

Brauneis stated that he was also in favor.

Motion made by Williams to approve Resolution 7, Series 2018, a request for a zone change from Office to Business Office. Rice seconded. Roll call vote. Motion passed unanimously.

Motion made by Williams to approve Resolution 8, Series 2018, a request for a SRU to allow an indoor event/theater space and video production (indoor Commercial Amusement and a Studio for Professional Use.) Rice seconded. Roll call vote. Motion passed unanimously.

### **DISCUSSION**

Brauneis asked for commissioner discussion. Seeing none, he invited the staff comment period.

### **STAFF COMMENTS**

#### **Capital Improvement Plan (CIP) discussion**

Zuccaro stated that City Council asked that all boards and commissions weigh in on the Capital Improvement Plan (CIP) for the City. The Commission usually deals with private development, but CIP deals with public development. When the Commission evaluates criteria for future development, however, they deal with public development so it is not entirely out of their wheelhouse. Goals and objectives are shared across commissions, boards, and departments. CIP has several City Program Areas and subprograms, including Community Design, Development Review, and Historic Preservation. Zuccaro presented the goals for the Community Design program, which include sustaining an inclusive, family-friendly community with a small-town atmosphere; effective and efficient building services; and effective preservation of the City's historic structures through a voluntary system.

Zuccaro stated that a CIP had to have a value over \$5,000 and a long, useful life of at least several years. This included projects such as the construction of streets, recreation center improvements, and parks and open space improvements. The City moved to a biennial budget period, meaning they were working with two-year budgets and six-year CIP. Staff will report back to Council on April 17<sup>th</sup> with all the recommendations from the Commission and other groups.

Zuccaro explained that he provided the Commission with Small Area Plans, such as the pedestrian signal on Dillon Road, which is in the current CIP. He also provided them with budget reports that show programs, goals, and objectives for each line or project. Zuccaro then asked for recommendations and prioritization from the Commission for new projects and reprioritization.

Williams stated that the trail connections were the biggest bang for the buck. They are cheap and they bring a lot to the community. She added that anything involving safety concerns should be prioritized. For example, at Highway 42 and Hecla there is no light and someone was killed recently. Everyday someone is walking across there outside the crosswalk. There was also an accident today in that location. For the street paving program, Williams requested that they repair before adding new additions. She asked if there was a way to know what projects had been completed from the 2017 CIP.

Zuccaro stated that he would have to look them up, but a number of CIPs take longer than planned. He added that the Highway 42 and Hecla improvements were still under review, but the underpass was slated to begin soon even though it was scheduled to start earlier.

Williams stated that at the beginning of the Highway 42 underpass review process, she had talked to many Council members and suggested that they do Bullhead Gulch underpass last, since no one was going across at that spot compared to the proposed underpass at Highway 42

Brauneis asked if the Bullhead Gulch underpass was a function of the railroad's involvement.

Williams stated that she had recommended an at-grade crossing instead of an underpass since that was the path of least resistance.

Brauneis responded that he did not think the railroad would consider an at-grade underpass at Bullhead Gulch.

Zuccaro added that the railroad does not like new at-grade crossings. He also stated that the Bullhead Gulch underpass solved a lot of drainage issues.

Williams asked about the status of the quiet crossings.

Zuccaro stated that it takes a long time to work with the railroads. The funding was there for the majority of the quiet crossings, but the City was waiting for the railroad to approve the design.

Williams asked about the funding for the crossings.

Zuccaro responded that the funding was still available and the quiet crossings were moving forward once the railroad approved the designs.

Rice stated that the lack of an underpass at South Boulder Road represented a roadblock for the trail system. The City's trail system had a number of similar roadblocks that impeded the trail system. He noted that there was a study for the underpass listed on the CIP, but he implored the City to look hard at building that underpass sometime in the future so we could get some enjoyment out of the trail system. He added that the biennial budgeting was a huge boon to the City. So much attention is given to planning the next year's budget every year that it precludes broader, strategic visions for budgets. A biennial budget would help solve that issue.

Hoefner echoed the prioritization for trail connectivity, stating that there are places where you cannot get from point A to point B in a safe way with a bike or by walking.

Howe remarked that the management of density as the City grows needs to be prioritized. Internal structures like dog parks, parks, schools, recreation centers, amenities, and streets will experience more stress as the population increases. He also thought that there could be better communication among the boards and commissions to achieve similar goals. He added that responsible resource management was an important point, and that responsible watering techniques and the like were important for the future of Louisville.

Brauneis stated that he had nothing to add to the comments from his fellow commissioners, in the interest of helping staff focus on the issues they raised. He asked for further comments from staff.

Zuccaro stated that he would summarize their comments and present them to Council. He added that the Open Space wayfinding plan had a list of trail connections. There was also a transportation master plan to look at multimodal transportation to create a comprehensive, multimodal plan. There would be communication among the boards and commissions on this issue.

Brauneis added that trail connectivity had been a pet issue of his for a while and he appreciated having additional voices championing the issue.

Williams stated that the Lake to Lake Trail was a poster child of what needed connectivity improvement as it had numerous highways and underpasses to negotiate.

Howe stated that the City would have to maintain safety when connectivity was improved as connectivity aids high-speed travel. He stated that he had heard from citizens who were concerned about walking safely on the trail, especially for kids and seniors. He recommended respecting all types of use on the trails.

Williams stated that she had worked on a project to connect trails across the region. She hoped that the City was still working with the county and municipalities in the area. She added that the wayfinding project

included recommendations from the public, which included a concept for roundabouts. She stated that the roundabout was a safer option especially where trails converged, even though it was more expensive.

Rice complemented the staff on the high quality of the memos. He stated that it was an improvement over past memos.

**ITEMS TENTATIVELY SCHEDULED FOR THE REGULAR MEETING APRIL 12, 2018**

**Open Government Training with City Attorney**

Zuccaro stated that Planning Commission would have its own session with the City Attorney to go over legal and ethics training. There was a possibility of a subdivision case, but the meeting with the City Attorney was the only thing on the agenda.

**Adjourn:**

Rice made motion to adjourn, multiple seconds. Brauneis adjourned meeting at 8:58 P.M.

**ITEM:** Case #PUD-0126-2018, Louisville Mill Site PUD Extension

**PLANNER:** Lauren Trice, AICP, Associate Planner

**APPLICANT:** Louisville Mill Site LLC  
J. Erik Hartronft  
950 Spruce Street, Suite 1A  
Louisville, CO 80027

**OWNERS:** Louisville Mill Site LLC                      RCC LTD  
J. Erik Hartronft                                      Randy Caranci  
950 Spruce Street, Suite 1A                      PO Box 658  
Louisville, CO 80027                              Louisville, CO 80027

**EXISTING ZONING:** Commercial Business (CB)

**LOCATION:** 500-544 County Road, the southeast corner of Downtown  
Louisville

**LEGAL DESCRIPTION:** Lot 1,2,3, Louisville Mill Site

**TOTAL SITE AREA:** 1.54 Acres

**REQUEST:** Approval of Resolution No. 9, Series 2018, a resolution  
recommending approval of a request to extend the  
approved Planned Unit Development for the Louisville Mill  
Site for three years.

**VICINITY MAP:**

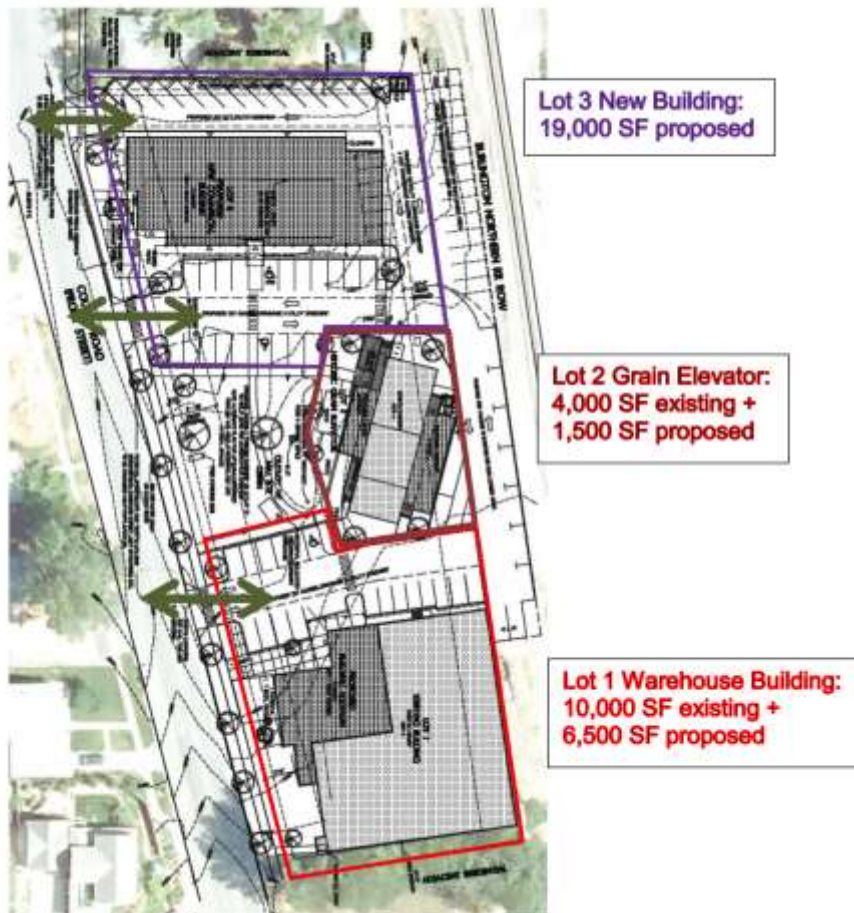


## SUMMARY:

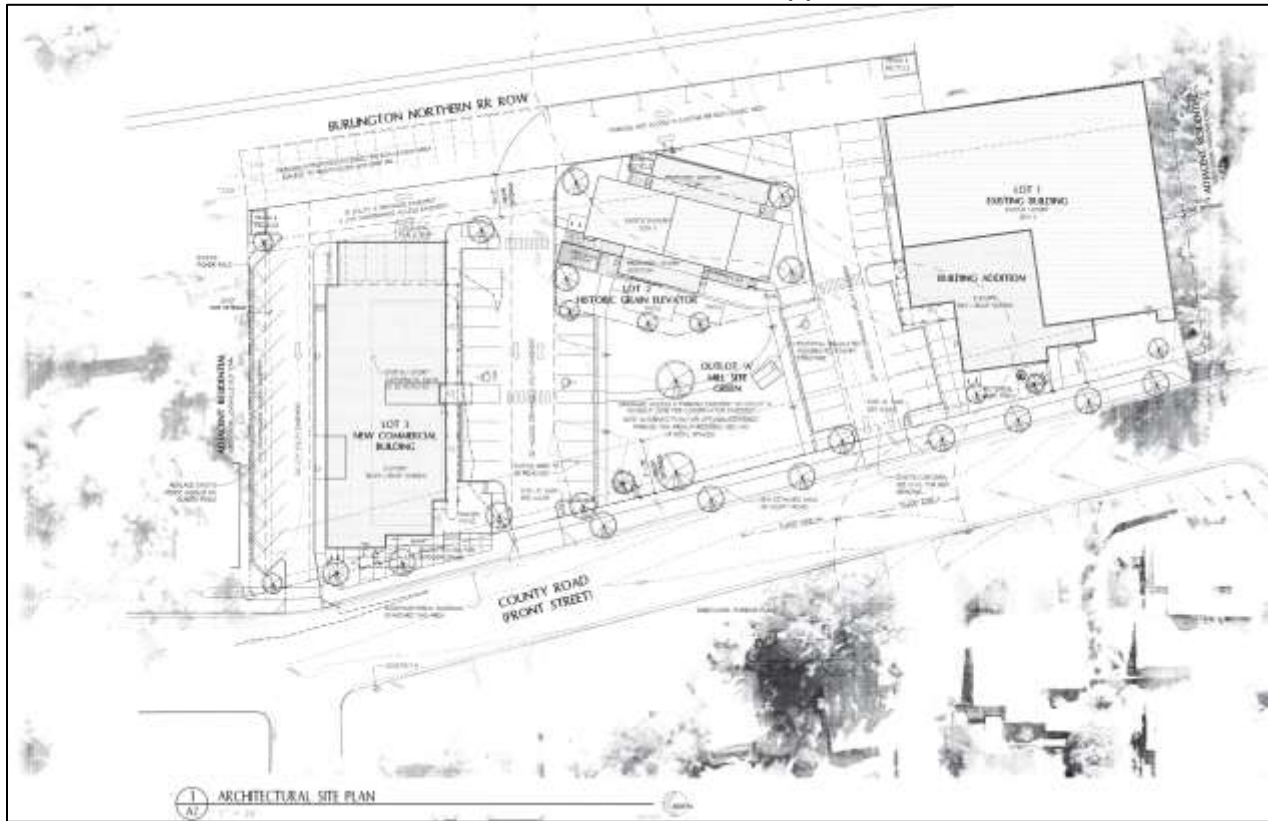
The applicant, Louisville Mill Site, LLC, requests a 3-year extension for the Planned Unit Development (PUD) approval for the property at 500-544 County Road, which will expire on May 19, 2018. City Council approved the current PUD through Resolution 29, Series 2015.

[Section 17.28.200.E](#) of the Louisville Municipal Code states: “*Notwithstanding any other provision of this chapter 17.28, for any area covered by a final development plan for a commercial or industrial planned unit development approved after November 9, 1998, no building permit shall be issued more than 36 months after city council approval of the plan unless an extension of time is approved pursuant to subsection 17.28.210.B. and issuance is within such extended time.*” Planning Commission and City Council must review the extension through the same public hearing process as the final planned unit development.

The applicant is not requesting a change to any portion of the 2015 approved PUD, therefore, staff is attaching documents from the 2015 approval. The PUD allows for a 6,500 square-foot addition to the south warehouse building (Lot 1), a 1,500 square-foot addition to the Grain Elevator (Lot 2), and the demolition of the north retail building and the construction of a new 19,000 square foot commercial/office building (Lot 3).



*Louisville Mill Site PUD Site Plan, Approved 2015*



*Louisville Mill Site PUD Site Plan, Approved 2015*

The original application included a replat and special review use to allow outdoor use and sales on the property. Extension of the plat and special review use are not required since they do not automatically expire.

**ANALYSIS:**

If approved, the extension allows up to three additional years for the applicants to pull permits to implement the different phases of the development. The applicants did not move forward with the PUD after the 2015 approval due to floodplain encumbrances on the property that have now been resolved through a floodplain map amendment approved in March of this year. As noted in the attached Planning Commission and City Council staff reports from the 2015 approval, staff found that the PUD application met City code and PUD requirements and recommended approval of the request.

**STAFF RECOMMENDATION:**

Staff recommends approval of Resolution 9, Series 2018 recommending approval of a Planned Unit Development extension for the Louisville Mill Site for three years.

**ATTACHMENTS:**

1. Resolution No. 9, Series 2018

2. Application
3. Applicant Letter
4. Louisville Mill Site PUD (Recorded 2015)
5. City Council Resolution No. 29, Series 2015
6. City Council Packet May 19, 2015
7. City Council Minutes May 19, 2015
8. Planning Commission Resolution No. 14, Series 2015
9. Planning Commission Staff Report April 9, 2015
10. Planning Commission Minutes April 9, 2015
11. Public Comments

**RESOLUTION NO. 09  
SERIES 2018**

**A RESOLUTION RECOMMENDING APPROVAL OF A REQUEST TO EXTEND THE  
APPROVED PLANNED UNIT DEVELOPMENT FOR THE LOUISVILLE MILL SITE  
FOR THREE YEARS**

**WHEREAS**, there has been submitted to the Louisville Planning Commission an application for approval for extension of a final Planned Unit Development (PUD) plan for the Louisville Mill Site located on Lot 1, 2, and 3 of the Louisville Mill Site Subdivision; and

**WHEREAS**, the Planning Commission recommended approval and City Council approved the PUD on May 19, 2015; and

**WHEREAS**, the final PUD expired 36-months after City Council approval as stated in the Louisville Municipal Code Section 17.28.200 (E); and

**WHEREAS**, the City Staff has reviewed the information submitted and found it to comply with Louisville Municipal Code Chapter 17.28; and

**WHEREAS**, after a duly noticed public hearing on April 12, 2018, where evidence and testimony were entered into the record, including the findings in the Louisville Planning Commission Staff Report dated April 12, 2018, the Planning Commission finds extension of the final PUD should be approved for three years.

**NOW THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Louisville, Colorado does hereby recommend approval a request to extend the approved Planned Unit Development for the Louisville Mill Site for three years.

**PASSED AND ADOPTED** this 12<sup>th</sup> day of April, 2018.

By: \_\_\_\_\_  
Steve Brauneis, Chairman  
Planning Commission

Attest: \_\_\_\_\_  
Debra Williams, Secretary  
Planning Commission



## LAND USE APPLICATION

CASE NO. \_\_\_\_\_

### APPLICANT INFORMATION

Firm: Louisville Mill Site LLC  
Contact: J. Erik Hartronft  
Address: 950 Spruce Street, Suite 2A  
Louisville, CO 80027  
Mailing Address: Same  
Telephone: 303-673-9304  
Fax: 303-637-9319  
Email: erik@hapcdesign.com

### OWNER INFORMATION

Firm: Louisville Mill Site LLC, RCC LTD.  
Contact: J. Erik Hartronft Randy Caranci  
Address: 950 Spruce St. #2A PO Box 658  
Louisville, CO 80027 Louisville, CO 80027  
Mailing Address: Same Same  
Telephone: 303-673-9304 303-910-0019  
303-673-9319 720-890-9785  
Fax: \_\_\_\_\_  
Email: erik@hapcdesign.com randy@carancicorp.com

### REPRESENTATIVE INFORMATION

Firm: Hartronft Associates, p.c.  
Contact: J. Erik Hartronft  
Address: 950 Spruce Street, Suite 2A  
Louisville, CO 80027  
Mailing Address: Same  
Telephone: 303-673-9304  
Fax: 303-673-9319  
Email: erik@hapcdesign.com

### PROPERTY INFORMATION

Common Address: 500/540/544 County Rd.  
Legal Description: Lot 1, 2, 3 Blk \_\_\_\_\_  
Subdivision Louisville Mill Site  
Area: 67,281 Sq. Ft.

### TYPE (S) OF APPLICATION

- ☐ Annexation
- ☐ Zoning
- ☐ Preliminary Subdivision Plat
- ☐ Final Subdivision Plat
- ☐ Minor Subdivision Plat
- ☐ Preliminary Planned Unit Development (PUD)
- ☒ Final PUD -Extension
- ☐ Amended PUD
- ☐ Administrative PUD Amendment
- ☐ Special Review Use (SRU)
- ☐ SRU Amendment
- ☐ SRU Administrative Review
- ☐ Temporary Use Permit: \_\_\_\_\_
- ☐ CMRS Facility: \_\_\_\_\_
- ☐ Other: (easement / right-of-way; floodplain; variance; vested right; 1041 permit; oil / gas production permit)

### PROJECT INFORMATION

Summary: Final PUD Extension

The Louisville Mill Site Redevelopment project PUD and Plat was approved by Louisville City Council in 2015. The current owners purchased the property from the City of Louisville, closing on the purchase agreement in December 2016. The site was previously within the 100-year floodplain, until a FEMA map amendment was approved which becomes active in March 2018. Several factors have delayed the on-site construction, other than the Grain Elevator Structural Stabilization Project, which is complete.

The Owners are requesting an extension of the PUD approval to have time to adjust plans to the new flood map, and secure major tenants for the site.

Current zoning: CB Proposed zoning: CB

### SIGNATURES & DATE

Applicant: Louisville Mill Site, LLC  
Print: J. Erik Hartronft, Mgr  
Owner: [Signature]  
Print: J. Erik Hartronft, LMS, & Randy Caranci, RCC LTD. & LMS  
Representative: [Signature]  
Print: J. Erik Hartronft, AIA

### CITY STAFF USE ONLY

- ☐ Fee paid: \_\_\_\_\_
- ☐ Check number: \_\_\_\_\_
- ☐ Date Received: \_\_\_\_\_

# LOUISVILLE MILL SITE LLC

950 Spruce Street, Suite 2A, Louisville, CO 80027

303.673.9304



Mr. Rob Zuccaro, Director of Planning & Building Safety  
Ms. Lauren Trice, Historic Preservation Planner II  
City of Louisville, Colorado  
749 Main Street  
Louisville, CO 80027

19 March, 2018

Re: Louisville Mill Site Redevelopment  
Final PUD Approval – Extension Request  
500, 540, 544 County Road

Rob and Lauren,

We are submitting for an extension of our approval of the Final PUD for the Louisville Mill Site Subdivision. This is a very unique and rewarding project for us, and we are very appreciative of the City of Louisville for working together with us to save and stabilize the historic Grain Elevator.

As you are aware, the Final PUD for this project was approved by City Council on May 6, 2015. Subsequent to that we have completed the structural stabilization of the historic grain elevator, and done preparatory work in anticipation of the remaining renovation and additions to that building. As you are also aware, the City of Louisville has been involved in a major drainage project, resulting in a FEMA flood map revision which has removed this property from the 100-year floodplain, as of March 2018 when the new map goes into effect. This will allow us to make some revisions to the PUD which will be of benefit to potential tenants.

Due to the timeframe for the FEMA map revision and the time required to secure major tenants for the site, we are requesting a 3-year extension of the PUD approval. Please refer to our previously approved Final Planned Unit Development Plan as no changes are proposed at this time.

We appreciate your assistance getting us to this point, and look forward to making the Louisville Mill Site redevelopment a reality, to create a viable economic engine for us to support our ongoing responsibility for the care and maintenance of this historic resource.

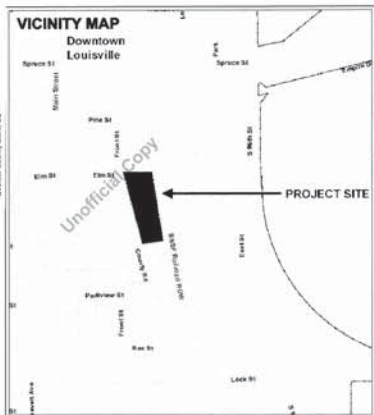
Please let us know if you need any additional information. Thank you for your consideration of this request.

Sincerely,

Erik Hartronft, Manager, LMSLLC  
President, Hartronft Associates, p.c.

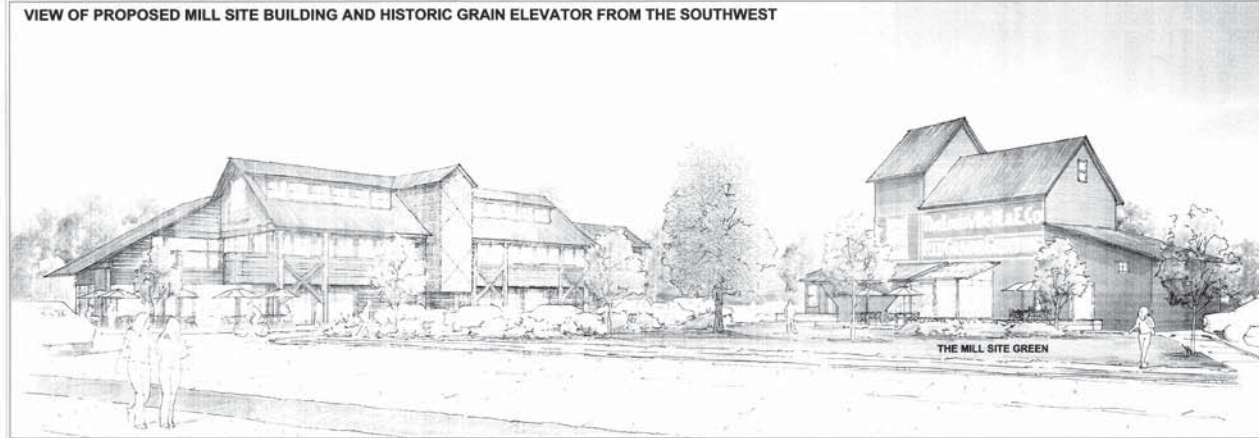
Randy Caranci, Manager, LMSLLC  
President, Caranci Inc.



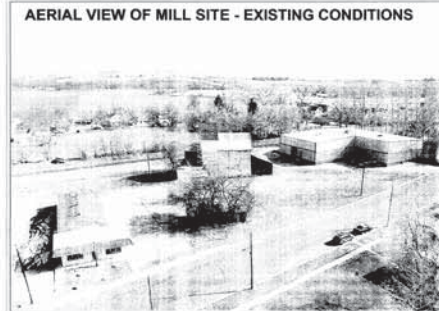


\* Note: Prior to closing date, property for 540/544 County Rd, Owner is City of Louisville, 749 Main Street, Louisville, CO 80027. Louisville Mill Site LLC has a contract with the property owner to purchase the property and has an agreement to redevelop the buildings on site. Owner as referenced herein for 540/544 County Rd, shall refer to Louisville Mill Site LLC. See related agreements for additional information and responsibilities.

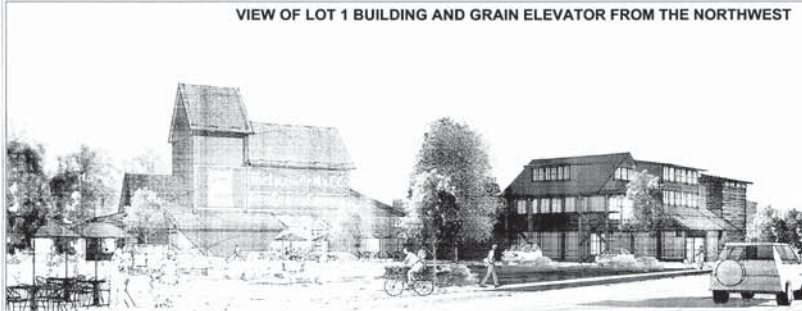
VIEW OF PROPOSED MILL SITE BUILDING AND HISTORIC GRAIN ELEVATOR FROM THE SOUTHWEST



AERIAL VIEW OF MILL SITE - EXISTING CONDITIONS



VIEW OF LOT 1 BUILDING AND GRAIN ELEVATOR FROM THE NORTHWEST



# FINAL P.U.D. LOUISVILLE MILL SITE REDEVELOPMENT 500, 540, 544 County Road LOUISVILLE MILL SITE SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH RANGE 69 WEST OF THE 6TH P.M., CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

## SIGNATURES

**OWNER'S SIGNATURE BLOCK**  
By signing this P.U.D., the owner acknowledges and accepts all the requirements and intent set forth in this P.U.D. Witness my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**J. Erik Hartrnft, Member**  
Louisville Mill Site LLC  
Owner Name and Signature

**Randall C. Carand, Member**  
Louisville Mill Site LLC  
Owner Name and Signature

**Randall C. Carand**  
RCC Ltd.  
Owner Name and Signature

**Notary Name (print):** \_\_\_\_\_ (Notary Seal)  
**Notary Signature:** \_\_\_\_\_  
**My Commission Expires:** \_\_\_\_\_

**PLANNING COMMISSION CERTIFICATE**  
Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by the Planning Commission of the City of Louisville, Colorado.  
Resolution No. \_\_\_\_\_ Series \_\_\_\_\_

**CITY AND RECORDS CERTIFICATE**  
(COUNTY OF BOULDER, STATE OF COLORADO)  
I hereby certify that this instrument was filed in my office at \_\_\_\_\_ o'clock \_\_\_\_\_ P. M., this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and is recorded in Plan File \_\_\_\_\_, Fee \$\_\_\_\_\_, and \_\_\_\_\_, Plan No. \_\_\_\_\_.

**City Clerk Signature:** \_\_\_\_\_  
**City Clerk Title:** \_\_\_\_\_

**CITY COUNCIL CERTIFICATE**  
Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by the City Council of the City of Louisville, Colorado.  
Resolution No. \_\_\_\_\_ Series \_\_\_\_\_

**Mayor Signature:** \_\_\_\_\_ (City Seal)  
**City Clerk Signature:** \_\_\_\_\_

## SHEET INDEX

SHEET	DESCRIPTION
ARCHITECTURAL	
A1	Cover Sheet, Project Data & Renderings
A2	Site Plan
A3	Landscape & Parking Plan, All Parking Plan
A4	Plans
A5	Building Elevations
A6	Site Photometric
SURVEY	
1	ALTA/ACSM Land Title Survey
CIVIL	
C1.0	Drainage Plan
C2.0	Utility Plan
EX-1	Autolum Firetruck Exhibit
EX-2	Autolum Firetruck Exhibit

## PROJECT DIRECTORY

<b>DRAWER</b>	Louisville Mill Site LLC 950 Spruce Street, Suite 14 Louisville, Colorado 80027 Contact: Erik Hartrnft 303.673.9304
<b>ARCHITECT/PLANNER</b>	Hartrnft Associates, p.c. 950 Spruce Street, Suite 14 Louisville, Colorado 80027 Contact: Erik Hartrnft, AIA 303.673.9304
<b>CIVIL ENGINEER</b>	JVA, Incorporated 1519 Spruce Street Boulder, Colorado 80502 Contact: Darren Stewart 303.444.1351

## HISTORIC VIEW OF GRAIN ELEVATOR FROM THE NORTHWEST

Camargo Branch Library for Local History / Boulder Historical Society Collection



**Louisville Mill Site - Use and Zoning Information** Final PUD and Plat - 11/14/14 (rev. 3/13/15)

**Project Description:**  
The Louisville Mill Site Redevelopment project will combine two adjacent properties, and subdivide the combined land into 3 building lots and one outlier for common use. The northern property currently contains the historic Louisville Grain Elevator building which will be landmarked and rehabilitated for commercial use with minor additions, and a 3,300 sq ft commercial building, and small shed which will be both be removed. The southern property currently contains a commercial structure, formerly used as a warehouse, now home to a fitness-related business. An addition is planned for this building. The proposed uses for all buildings on the property is commercial, with retail, restaurant, and similar allowable uses on the ground level, with offices anticipated on upper levels. There is a potential for some public or private museum space in the grain elevator structure.

Building Bulk and Density Standards	Addresses and Legal Descriptions
<b>Requested Setbacks:</b> Front: 0'-20' Rear: 20' Side (Internal): 0'	See Plat and Survey for Legal Descriptions
<b>Proposed Setbacks:</b> Front: 5' minimum Rear: 20' minimum Side (Internal): 10' minimum	
<b>Address:</b> County Road	Carandil Grain Green Mill Site Lot 1 Lot 2 Outlot A Lot 3
<b>Address:</b> County Road	500 540 544
<b>Admission Height:</b> 2 story - 35' 3 story - 38.5'	
<b>Proposed Height:</b> 3 story - 38.5'	
* 30' from Main Level FFE to flat roof with allowance for rooftop screening Due to rooftop screening requirements, building height from average Main Level FFE to flat roof is 36.5' with tower and roof screening to 41.5'	

**Louisville Mill Site - Plat Areas & PUD Yield Per Lot Including Parking** Final PUD and Plat - 11/14/14 (rev. 3/13/15)

Existing Property Area	PUD Yield From Redevelopment	Carandil Grain Green Mill Site	Total
Existing Mill Site Land Area	48,548 sf +/- 60.18%	Lot 1 Lot 2 Outlot A Lot 3	
Existing Carandil Property Land Area	20,735 sf +/- 30.82%		
Total Plat Area	69,283 sf +/- 100.00%	25,192 6,152 6,841 35,185	67,281
RR ROW Lease Area 1 (Carandil)	5,208 sf +/- existing		
RR ROW Lease Area 2 (Proposed Mill Site)	3,576 sf +/- future		
Total Plat Area plus RR ROW	78,135 sf +/-		
Additional Building Area	10,000 4,094 3,350 17,454		
Additional Building Area / Lot	6,500 1,500 15,640		
Total Proposed Usable Building Area	16,500 1,500 15,640 33,640		
Brp Area Percentage of total	42.24% 9.11% 48.64% 100.00%		
Total Unconditioned in Grain Elev.	2,034 +/-		
<b>Proposed Plat Areas:</b>			
Lot 1 - Carandil	25,192 sf 37.84%		
Lot 2 - Grain Elevator	9,122 sf 13.36%		
Outlot A - Mill Site Green	6,841 sf 10.17%		
Combined Lot 2 + Outlot	15,963		
Lot 3 - Mill Site Building	26,126 sf 38.83%		
Total Plat Area	67,281 sf 100.00%		
Net Area (last used, cnc, ac, etc)	0.9 13,950 1,404 17,100 32,454		
Parking Required @ 1sp per	500 28 3 54 65		
<b>Parking Proposed:</b>			
On Site	19 3 0 34 56		
Existing RR ROW	9		
Potential addn on site spaces**		9 5 14	
Potential addn RR ROW***		12 shared/common	12

**Notes:**  
\* Existing bldg. area of Grain Elevator not all usable/not all counted "proposed usable"  
\*\* Existing Lot 3 Commercial (former Napa) to be removed, total is all new construction  
\*\*\* 9 net spaces if green space replaced by parking, 5 potential spaces tucked under bldg  
--- Dependent upon successful negotiation with BNSF for extended lease area  
A shared parking/access/maintenance agreement shall be executed by all Mill Site Subdivision property owners and recorded concurrently with the Final PUD and Plat.

**HARTRONFT ASSOCIATES**  
A Professional Corporation  
Planning  
Architecture  
Interior Design  
950 Spruce Street, #14  
Louisville, CO 80027  
TEL: 303.673.9304  
FAX: 303.673.9319

**LOUISVILLE MILL SITE REDEVELOPMENT  
& HISTORIC GRAIN ELEVATOR, CO  
500, 540 & 544 COUNTY ROAD, LOUISVILLE, CO  
Louisville Mill Site LLC - Carandil / Hartrnft**

**PROJECT # 1252.10**  
DATE: 04/05/14  
DRAWN BY: HAPC  
CHECKED BY: JH  
REVISIONS:  
REV. 1 - 06/13/14  
REV. 2 - 11/02/14  
REV. 3 - 03/13/15  
REV. 4 - 05/06/15

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All drawn and written information  
submitted, disclosed or otherwise  
appearing herein shall not be  
used without written consent of  
Hartrnft Associates, p.c.

**Cover Sheet  
PROJECT DATA  
REVISIONS  
SIGNATURES**

Sheet  
**A1**  
1 of 4 Sheets



[illegible]

**LOUISVILLE MILL SITE REDEVELOPMENT  
& HISTORIC GRAIN ELEVATOR**  
500, 540 & 544 COUNTY ROAD, LOUISVILLE, CO  
Louisville Mill Site LLC - Carandi / Hartman



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of Morrison Associates, P.C.

Sheet

## A2

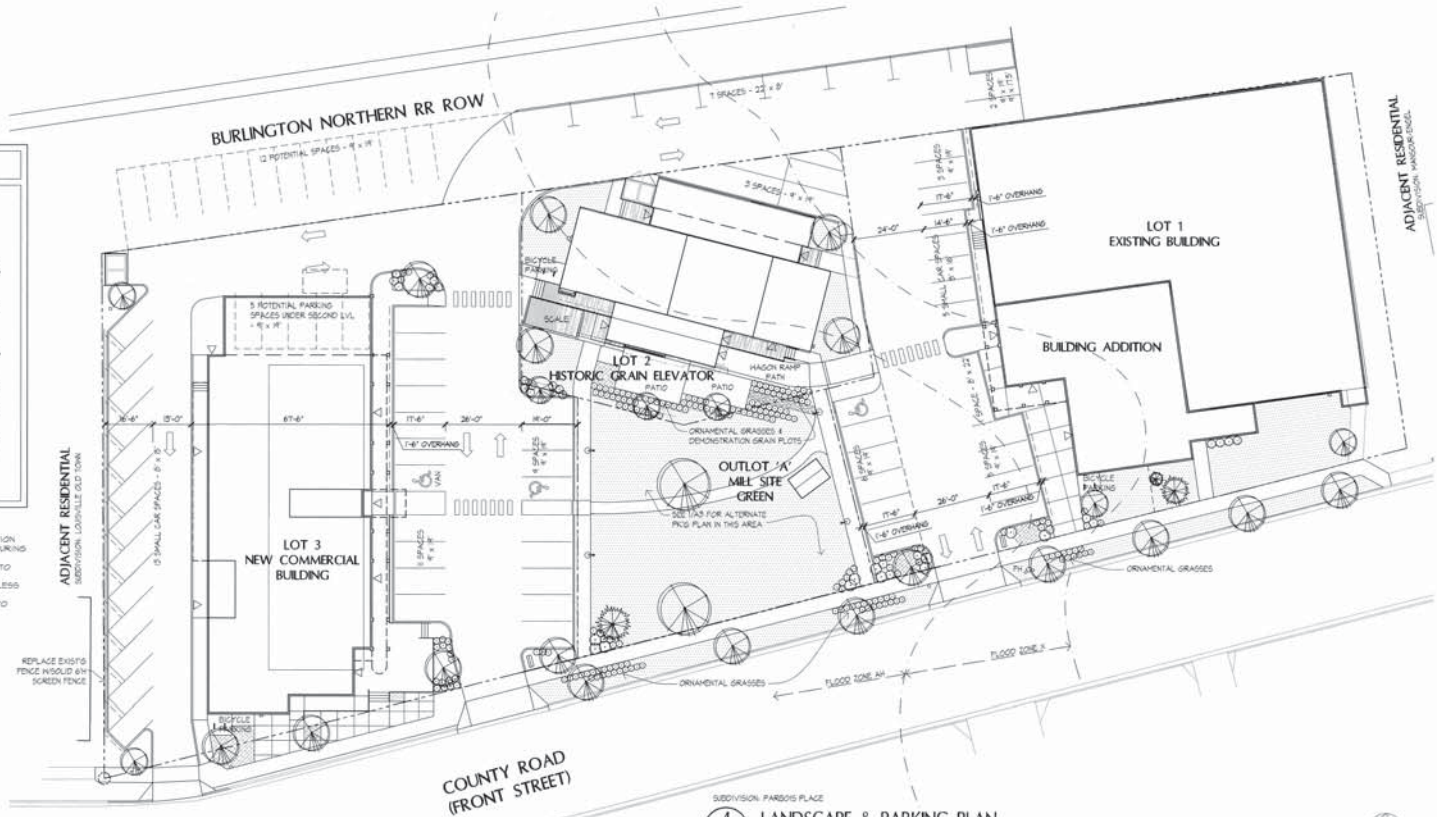
2 of 4 Sheets

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LANDSCAPE LEGEND	
	Planting bed - perennial/annuals
	Sod/Turf areas - 80% Turf/10% overgrass
	Ornamental grasses
	Contour shrub 5' GAL
	Deciduous shrub 5' GAL
	2'-3' Caliper Deciduous Tree
	1-1/2' - 2' Caliper Deciduous Tree
	Contour Tree Min. 6 ft.
	Existing Contour Tree over 10' Caliper
	Existing Deciduous Tree 5' - 8' Caliper
	Existing Deciduous Tree 6' - 10' Caliper
	Existing Deciduous Tree 5' - 8' Caliper
	Existing Deciduous Tree 1' - 3' Caliper
	Existing shrub

NOTES:

1. APPLICANT TO PROVIDE DETAILED LANDSCAPE & IRRIGATION DRAWINGS TO PUBLIC WORKS FOR REVIEW & APPROVAL DURING THE CIVIL PLAN REVIEW.
2. PARKWAY TREES SHALL BE PLANTED NO CLOSER THAN 5' TO CURB OR WALK.
3. THE USE OF ROOT BARRIER IS REQUIRED FOR ALL TREES LESS THAN 5' FROM CURB OR WALK.
4. THE PARKWAY IRRIGATION SYSTEM SHALL NOT SPRAY ONTO PAVED SERVICES.



**3 H.C. PK'G SIGN DETAIL**  
N.T.S.

**2 U-RACK DETAIL @BICYCLE PK'G**  
N.T.S.

**1 ALTERNATE PARKING PLAN**  
1" = 20'

**HARTTROUT ASSOCIATES**  
A Professional Engineering Firm

Planning  
Architecture  
Interior Design

750 Spruce Street, #1A  
Louisville, CO 80027  
TEL: 303.467.1900  
FAX: 303.467.1910

**LOUISVILLE MILL SITE REDEVELOPMENT  
& HISTORIC GRAIN ELEVATOR**  
500, 540 & 544 COUNTY ROAD, LOUISVILLE, CO  
Louisville Mill Site LLC - Caranci / Harttrout

**PROJECT # 125210**  
DATE: 04/05/04  
DRAWN BY: HAPC  
CHECKED BY: JH  
REVISIONS:  
REV. 1: 06/13/14  
FINAL: 11/06/14  
REV. 2: 02/12/15  
TCD: 05/06/15

**LANDSCAPE & PARKING PLAN**  
ALT PARKING PLAN

Sheet  
**A3**  
3 of 4 Sheets



Unofficial Copy

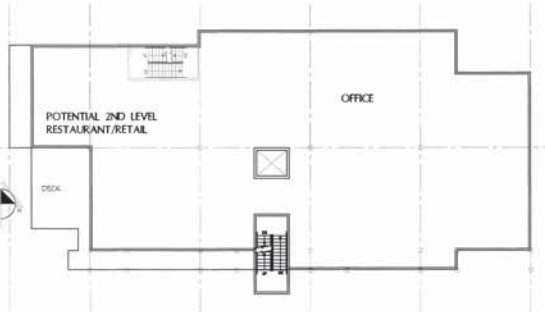


**C4**  
**A4** FLOOR PLAN - THIRD LEVEL  
SCALE: 1/16" = 1'-0"

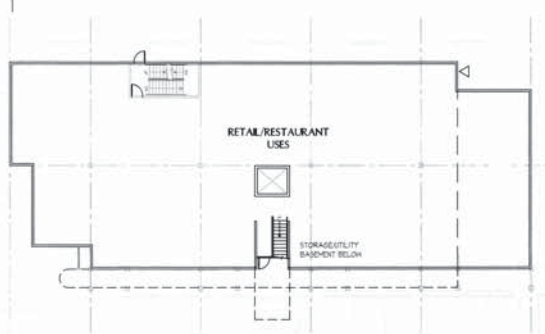
**C3**  
**A4** FLOOR PLAN - SECOND LVL  
SCALE: 1/16" = 1'-0"



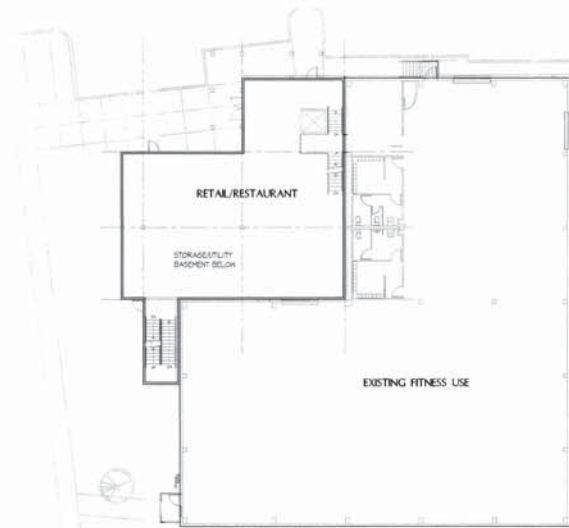
**C2**  
**A4** FLOOR PLAN - THIRD LEVEL  
SCALE: 1/16" = 1'-0"



**B2**  
**A4** FLOOR PLAN - SECOND LEVEL  
SCALE: 1/16" = 1'-0"



**A2**  
**A4** FLOOR PLAN - MAIN LEVEL  
SCALE: 1/16" = 1'-0"



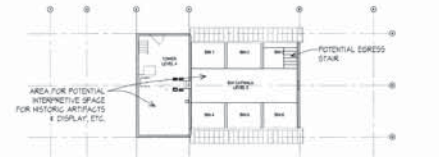
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**A4** FLOOR PLAN - MAIN LEVEL  
SCALE: 1/16" = 1'-0"

**LOT 1 - CARANCI BUILDING**

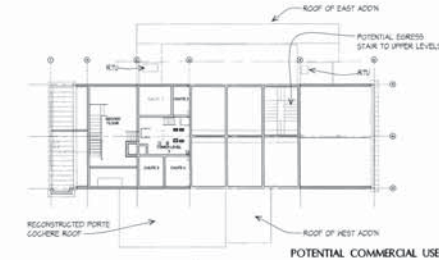
**LOT 3 - MILL SITE BUILDING**

**COMMERCIAL USE NOTES:**

USE DESIGNATIONS ARE INTENDED TO DESCRIBE THE INTENDED CHARACTER OF THE SPACE TO BE CONSTRUCTED & DO NOT LIMIT ANY PERMITTED USE PER ZONING REGULATIONS OR AS OTHERWISE APPROVED, TYP.



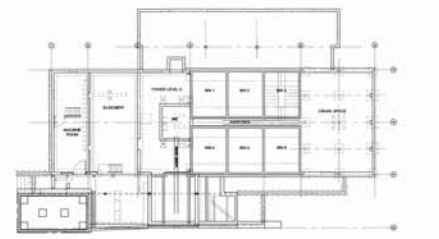
**D1**  
**A4** FLOOR PLAN - FOURTH/FIFTH LEVEL (3RD STORY)  
SCALE: 1/16" = 1'-0"



**C1**  
**A4** FLOOR PLAN - SECOND/THIRD LEVEL (2ND STORY)  
SCALE: 1/16" = 1'-0"



**B1**  
**A4** FLOOR PLAN - FIRST LEVEL (1ST STORY)  
SCALE: 1/16" = 1'-0"



**A1**  
**A4** FLOOR PLAN - BASEMENT/CRAWL SPACE  
SCALE: 1/16" = 1'-0"

**LOT 2 - HISTORIC GRAIN ELEVATOR**

**HARTNONT ASSOCIATES**  
A Planning & Design Firm  
Planning  
Architecture  
Interior Design  
1950 Spruce Street, #13  
Louisville, CO 80037  
TEL: 303.673.9300  
FAX: 303.673.9339

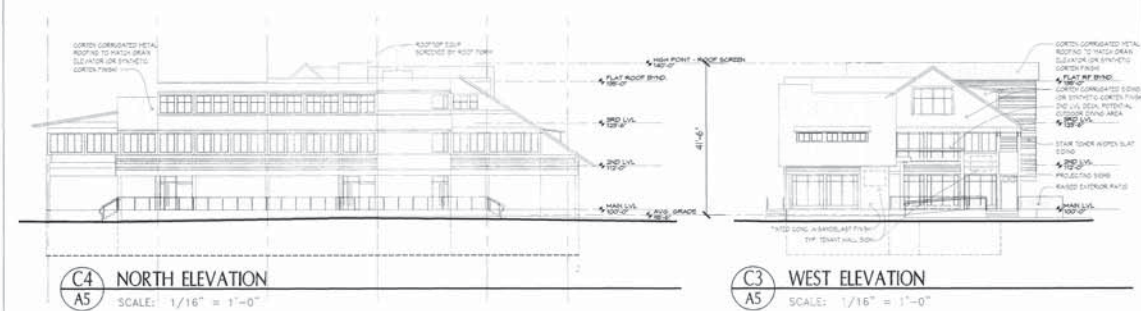
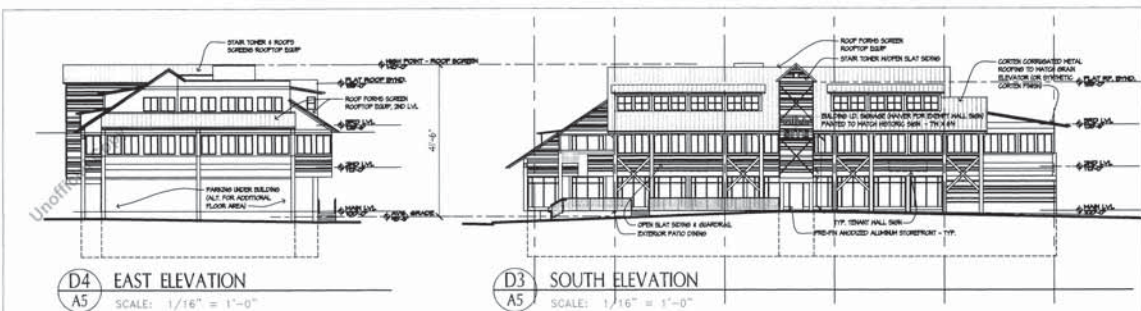
**LOUISVILLE MILL SITE REDEVELOPMENT  
& HISTORIC GRAIN ELEVATOR, CO**  
500, 540 & 544 COUNTY ROAD, LOUISVILLE, CO  
Louisville Mill Site LLC - Caranci / Hartnont



**PROJECT # 125230**  
DATE: 04/05/14  
DRAWN BY: HAPC  
CHECKED BY: JH  
**REVISIONS:**  
REV. NO. DATE BY  
1 04/05/14 HAPC  
2 04/11/14 JH  
3 05/06/14 JH

**PLANS**

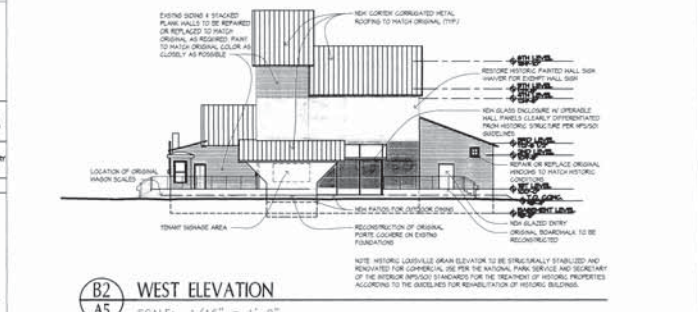
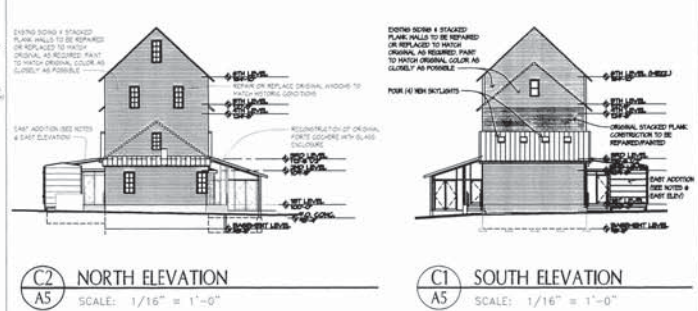
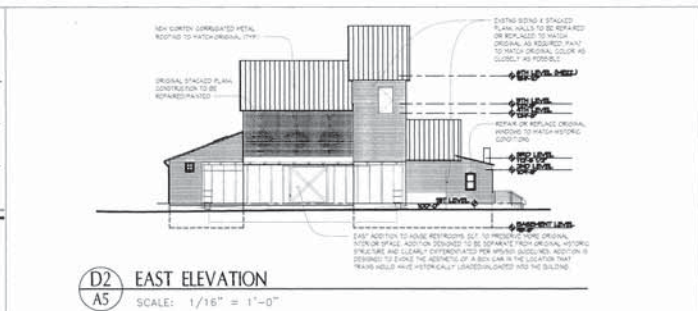
Sheet  
**A4**  
4 of 4 Sheets



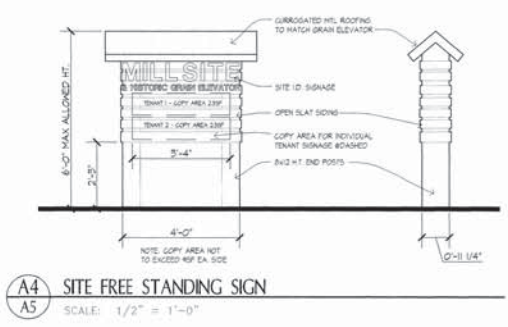
LOT 3 - NEW MILL SITE BUILDING



LOT 1 - CARANCI BUILDING ADDITION / RENOVATION



LOT 2 - HISTORIC GRAIN ELEVATOR



SIGN AREA CALCULATIONS		
NOTE: SIGN AREA LOCATIONS ON BLDG ELEVATIONS ARE GENERAL GUIDELINES & NOT POTENTIAL SIGNAGE AS SHOWN. FINAL SIGNAGE DESIGN, SIZE & LOCATION SHALL BE PROVIDED DURING PERMIT PROCESS.		
<b>LOT 1</b>	<b>LOT 2</b>	<b>LOT 3</b>
<b>HALLWAY SIGN COPY AREA</b> MAXIMUM ALLOWED FOR COMBINATION OF ANY HALL, HALLWAY, HALLWAY, CANOPY, & FREE STANDING SIGN PRIMARY FRONTAGE (FACING COUNTY RD) 12.3 L.F. x 20' PER L.F. = 247.5 SF SECONDARY FRONTAGE (FACING THE GREEN) 122.1 L.F. x 10' PER L.F. = 1221 SF TOTAL ALLOWED COPY AREA OF HALLWAY SIGN 1368.5 SF	<b>HALLWAY SIGN COPY AREA</b> MAXIMUM ALLOWED FOR COMBINATION OF ANY HALL, HALLWAY, HALLWAY, CANOPY, & FREE STANDING SIGN PRIMARY FRONTAGE (FACING COUNTY RD) 88.0 L.F. x 20' PER L.F. = 1760 SF SECONDARY FRONTAGE (FACING THE GREEN) 142.0 L.F. x 10' PER L.F. = 1420 SF TOTAL ALLOWED COPY AREA OF HALLWAY SIGN 3180 SF	<b>HALLWAY SIGN COPY AREA</b> MAXIMUM ALLOWED FOR COMBINATION OF ANY HALL, HALLWAY, HALLWAY, CANOPY, & FREE STANDING SIGN PRIMARY FRONTAGE (FACING COUNTY RD) 16.0 L.F. x 20' PER L.F. = 320 SF SECONDARY FRONTAGE (FACING THE GREEN) 142.0 L.F. x 10' PER L.F. = 1420 SF TOTAL ALLOWED COPY AREA OF HALLWAY SIGN 1740 SF
<b>PROJECTING SIGN</b> THE MAXIMUM COPY AREA OF EACH PROJECTING SIGN ALONG ALL BLDG FRONTS IS 10 SF PER SIDE MULTI-TENANT BUILDING MAY UTILIZE ONE PROJECTING SIGN PER TENANT	<b>PROJECTING SIGN</b> THE MAXIMUM COPY AREA OF EACH PROJECTING SIGN ALONG ALL BLDG FRONTS IS 10 SF PER SIDE MULTI-TENANT BUILDING MAY UTILIZE ONE PROJECTING SIGN PER TENANT	<b>PROJECTING SIGN</b> THE MAXIMUM COPY AREA OF EACH PROJECTING SIGN ALONG ALL BLDG FRONTS IS 10 SF PER SIDE MULTI-TENANT BUILDING MAY UTILIZE ONE PROJECTING SIGN PER TENANT
GENERAL NOTE: ALL SIGNAGE SHALL COMPLY WITH THE COMBINATION SIGN MANUAL, UNLESS SPECIFIC VARIATION IS INDICATED OR REQUESTED		

**HARTMONT ASSOCIATES**  
A Professional Corporation  
Planning, Architecture, Interior Design  
950 Spruce Street, #3A  
Louisville, CO 80002  
TEL: 303.671.9339  
FAX: 303.671.9339

**LOUISVILLE MILL SITE REDEVELOPMENT & HISTORIC GRAIN ELEVATOR**  
500, 540 & 544 COUNTY ROAD, LOUISVILLE, CO  
Louisville Mill Site LLC - Caranci / Hartmont

**PROJECT # 125210**  
**DATE:** 04/05/14  
**DRAWN BY:** HAPC  
**CHECKED BY:** JAC  
**REVISIONS:**  
P1/P2/PCG = 06/13/14  
P1/P2/PCG = 11/09/14  
P1/P2 = 03/13/15  
P1/P2 = 02/26/16

**BUILDING ELEVATIONS**

Sheet  
**A5**  
4 of 4 Sheets



Unofficial Copy

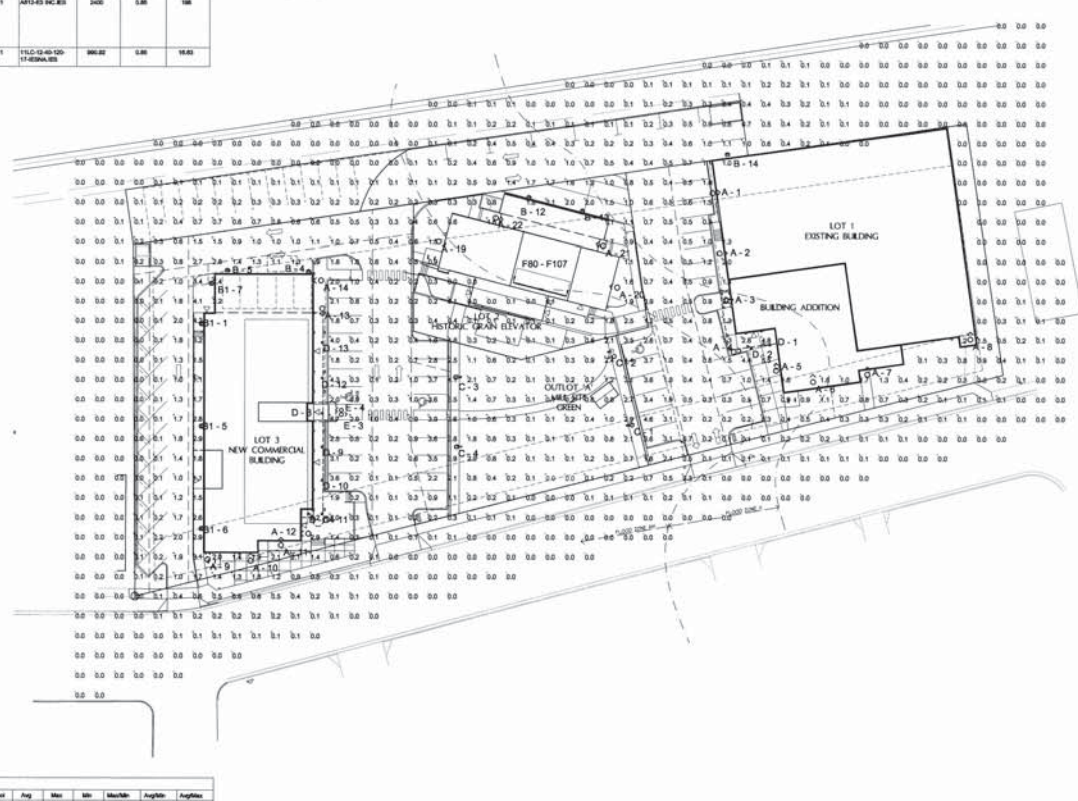
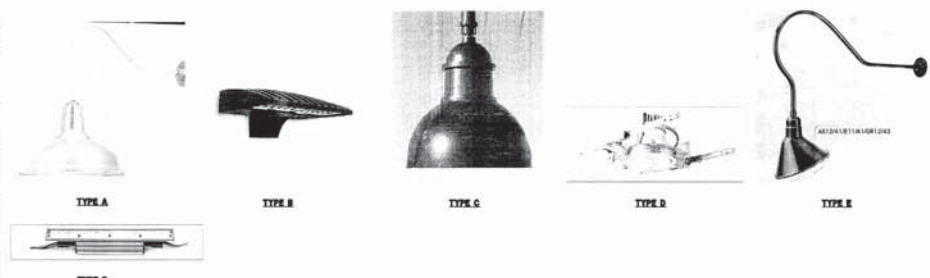
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Photometric	Lumens Per Lamp	Light Loss Factor	Wattage
	A	18	AMERICAN LUMINANCE	AMERICAN	WITH WHITE INTERIOR AND NO LENS	AMERICAN	1 1/2 W	1	2400	0.80	32
	B	3	Ultralux Lighting	SHINY LED T8C F80 40K T8 MOUNT	SHINY LED WITH 1 LIGHT ENGINE, 15 LUMENS, 10000K, DIMMABLE, 4000K LED, TYPE 3 MOUNTING	LED	1	SHINY LED T8C F80 40K T8 MOUNT	2775,288	0.80	27
	C	4	Arctic Street Lamp	SHINY LED T8C F80 40K T8 MOUNT	SHINY LED WITH 1 LIGHT ENGINE, 15 LUMENS, 10000K, DIMMABLE, 4000K LED, TYPE 3 MOUNTING	LED	1	SHINY LED T8C F80 40K T8 MOUNT	2775,288	0.80	27
	D	3	Arctic Street Lamp	SHINY LED T8C F80 40K T8 MOUNT	SHINY LED WITH 1 LIGHT ENGINE, 15 LUMENS, 10000K, DIMMABLE, 4000K LED, TYPE 3 MOUNTING	LED	1	SHINY LED T8C F80 40K T8 MOUNT	2775,288	0.80	27
	B1	4	Ultralux Lighting	SHINY LED T8C F80 40K T8 MOUNT	SHINY LED WITH 1 LIGHT ENGINE, 15 LUMENS, 10000K, DIMMABLE, 4000K LED, TYPE 3 MOUNTING	LED	1	SHINY LED T8C F80 40K T8 MOUNT	2775,288	0.80	27
	E	2	AMERICAN LUMINANCE	AMERICAN	WITH WHITE INTERIOR AND NO LENS	AMERICAN	1 1/2 W	1	2400	0.80	32
	F	36	SCOTCHMAN	150-12-40-120-17	LINEAR HP EXT. HAZ. LUM. 4000K, 17W, 1700lm	4000K LED	1	150-12-40-120-17-1700lm	880,000	0.80	18,000

Label	X	Y	Z	Observed	TS	X	Y	Z
1	284.70	284.44	10.00	81.71	0.00	284.70	284.44	0.00
2	284.34	174.22	10.00	84.86	0.00	284.34	174.22	0.00
3	281.34	180.43	10.00	85.82	0.00	281.34	180.43	0.00
4	284.43	182.07	10.00	85.82	0.00	284.43	182.07	0.00
5	287.08	114.84	10.00	85.82	0.00	287.08	114.84	0.00
6	284.82	108.88	10.00	85.82	0.00	284.82	108.88	0.00
7	278.27	112.71	10.00	85.82	0.00	278.27	112.71	0.00
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100	284.82	108.88	10.00	85.82	0.00	284.82	108.88	0.00

Statistics				
Description	Symbol	Avg	Min	Max
Cell Zone #1	+	0.9 ft	0.2 ft	0.0 ft

Note

1 file=visual-flow-seg2014-milstate2.vsl



**HARTRONET ASSOCIATES**  
A Photometric Engineering Firm  
Planning Architects Engineers  
10000 E. 1st Ave., Suite 100  
Denver, CO 80231  
TEL: 303.673.9000  
FAX: 303.673.9000

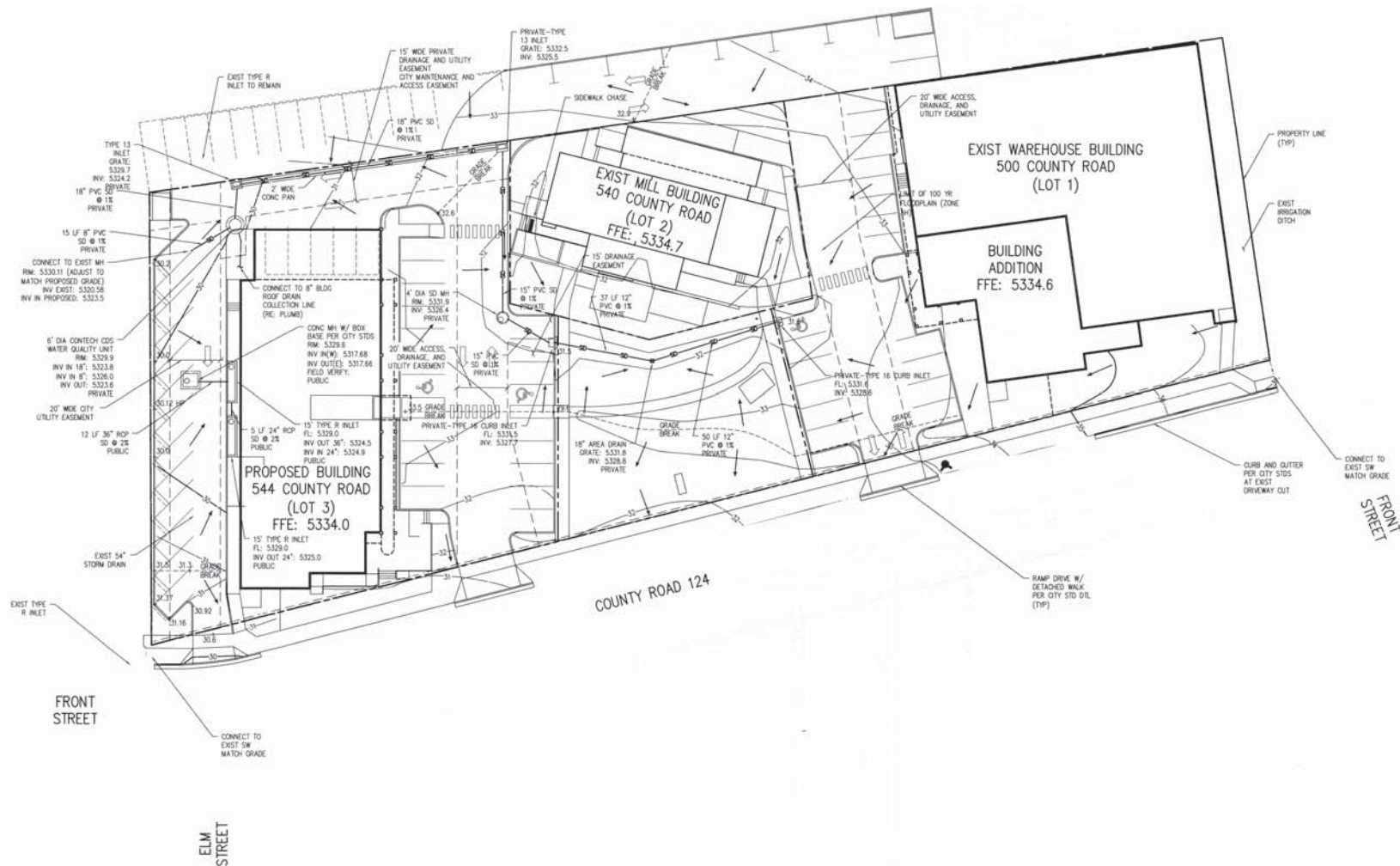
**LOUISVILLE MILL SITE REDEVELOPMENT & HISTORIC GRAIN ELEVATOR**  
500, 540 & 544 COUNTY ROAD, LOUISVILLE, CO  
Louisville Mill Site LLC - Carand / Hartnet

PROJECT # 125230  
DATE: 04/05/14  
DRAWN BY: HAPC  
CHECKED BY: JH  
REVISIONS:  
REV: 06/13/14  
REV: 11/05/14  
REV: 02/05/15

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& HISTORIC GRAIN ELEVATOR**  
500, 540 & 544 COUNTY ROAD, LOUISVILLE, CO  
Louisville Mill Site LLC - Caranci / Hartron



**PROJECT # 125210**  
DATE: 04/15/14  
DRAWN BY: ...  
CHECKED BY: ...  
**REVISIONS:**  
PVC/PPC - 04/13/14  
FINAL - 11/26/14  
PPC - 03/13/15  
ECC - 05/26/15

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DRAINAGE PLAN

Sheet

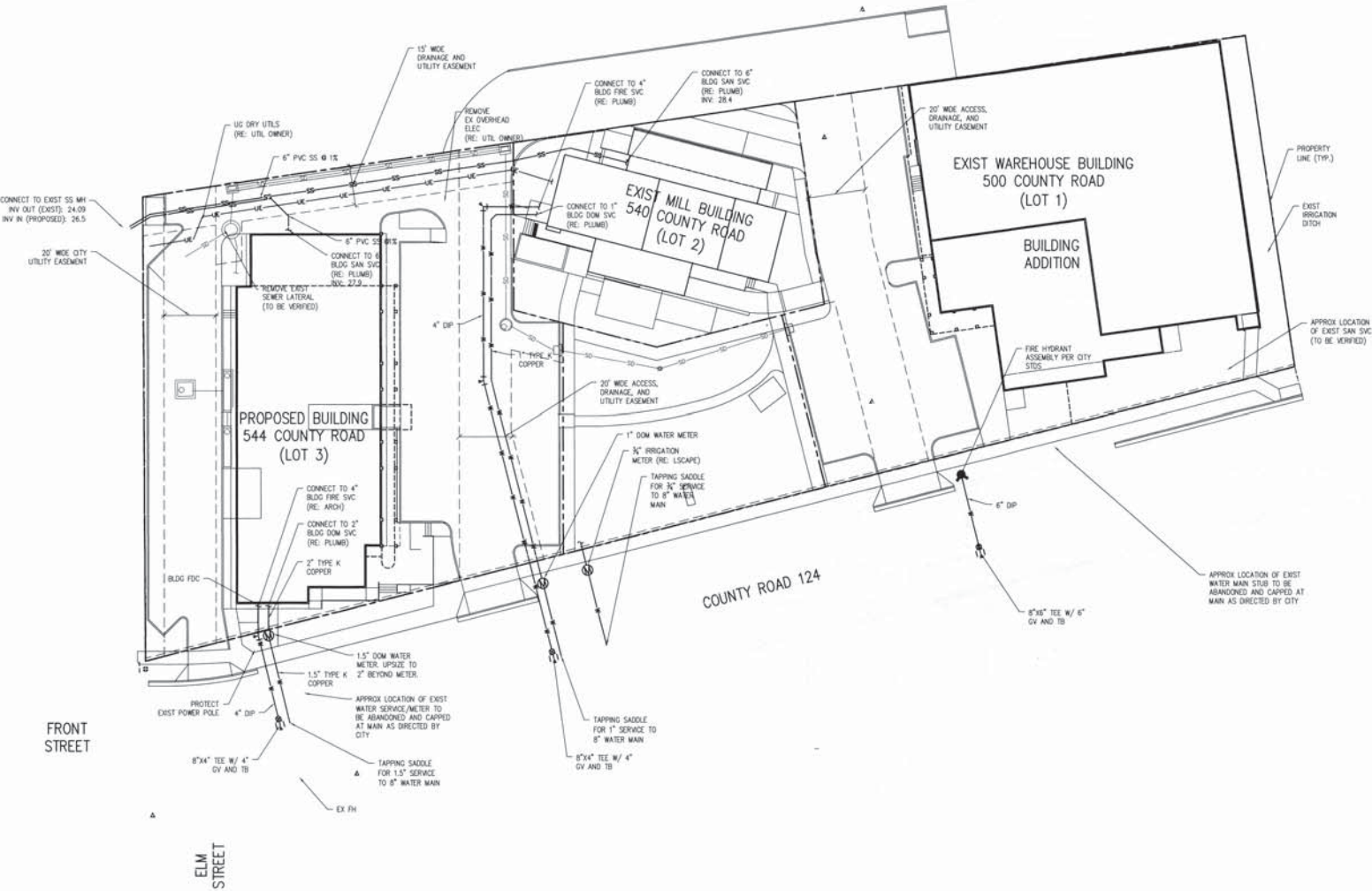
SHEET NO.

**C1.0**

of Sheets

Unofficial Copy

- NOTES:**
1. OLD WATER AND SEWER SERVICES SHALL BE ABANDONED AS DIRECTED BY THE CITY.
  2. CURB STOP VALVES AND METER PITS SHALL BE LOCATED AND INSTALLED AS DIRECTED BY THE CITY.
  3. FIRE LINES ARE PRIVATELY OWNED/MAINTAINED DOWNSTREAM OF WATER MAIN GATE VALVES.
  4. LIMITED UTILITY SURVEY INFORMATION WAS PROVIDED. PORTIONS OF SHOWN UTILITIES ARE BASED ON CITY UTILITY MAPPING. ALL UTILITY LOCATIONS, INVERTS, SIZES, ETC. TO BE FIELD LOCATED AND SURVEYED PRIOR TO CONSTRUCTION.



**LOUISVILLE MILL SITE REDEVELOPMENT  
& HISTORIC GRAIN ELEVATOR**  
500, 540 & 544 COUNTY ROAD, LOUISVILLE, CO  
Louisville Mill Site LLC - Carand / Hartronft

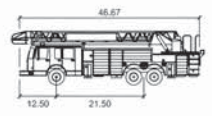
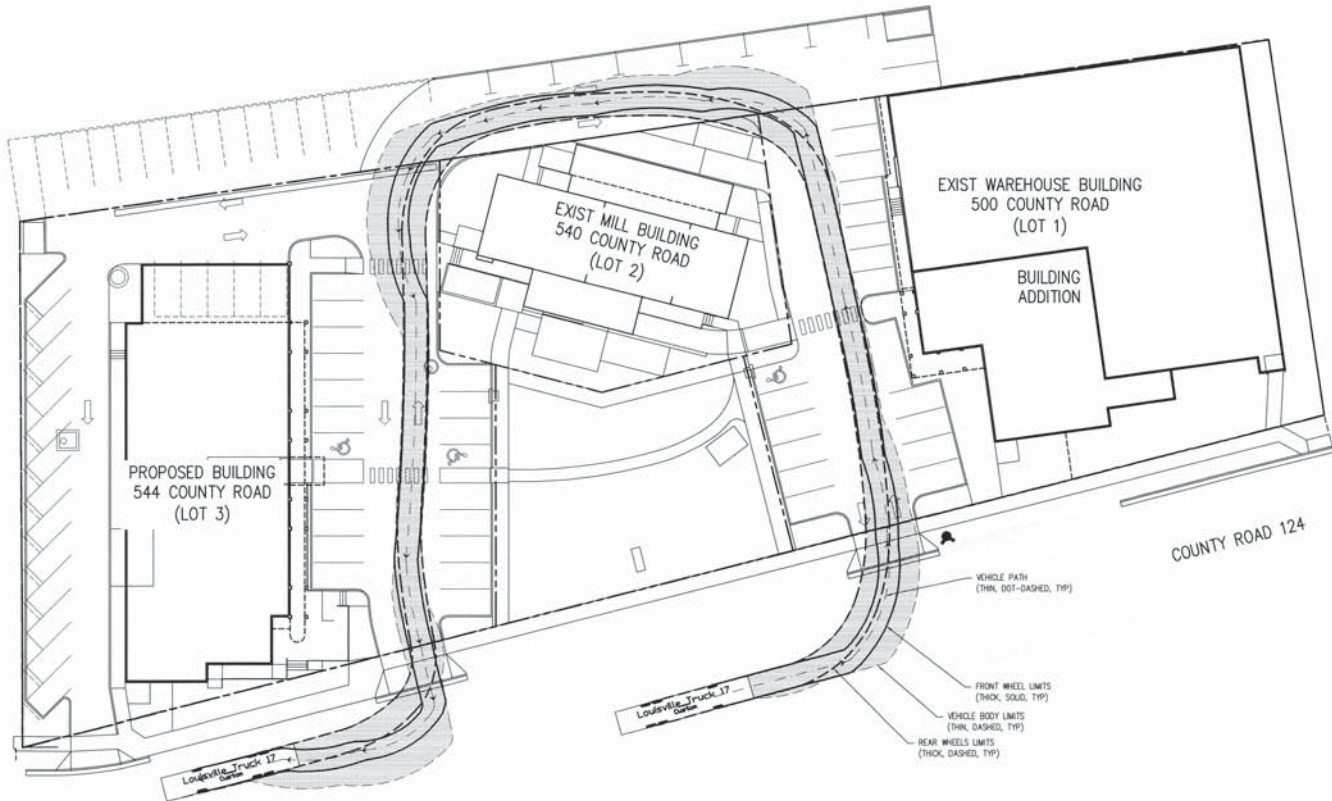


**PROJECT # 125210**  
DATE: 04/13/14  
DRAWN BY: --  
CHECKED BY: --  
**REVISIONS:**  
PFC/PIC - 04/13/14  
FINAL - 11/08/14  
PFC - 03/12/15  
PCC - 05/08/15

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UTILITY PLAN  
Sheet  
C2.0  
of Sheets

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Louisville Truck 17 feet

Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 3.0
Steering Angle	: 45.0



**HARTRONFT ASSOCIATES**  
A Professional Corporation

Planning  
Architecture  
Engineering

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Louisville, CO 80027  
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**LOUISVILLE MILL SITE REDEVELOPMENT  
& HISTORIC GRAIN ELEVATOR**  
500, 540 & 544 COUNTY ROAD, LOUISVILLE, CO  
Louisville Mill Site LLC - Carand / Harttronft



PROJECT # 125210	
DATE 04/13/14	
DRAWN BY: --	
CHECKED BY: --	
REVISIONS:	
PFC/PCC	- 06/13/14
FINAL	- 11/06/14
FPC	- 03/13/15
FCC	-

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AUTOTURN  
FIRETRUCK  
EXHIBIT

Sheet

EX-1

of Sheets

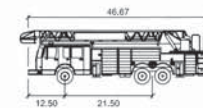
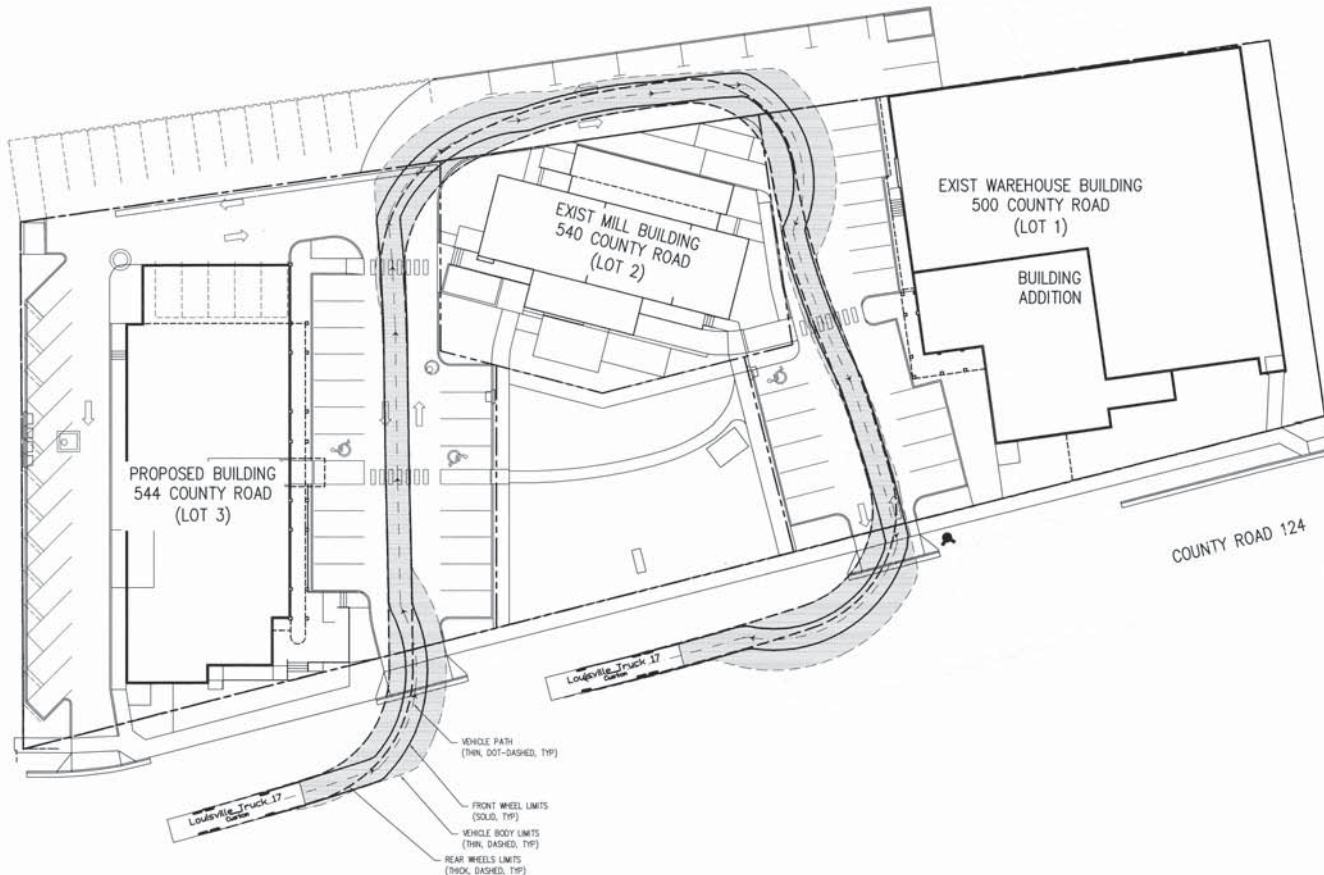


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FRONT STREET

ELM STREET



Louisville Truck 17 feet  
Width : 8.00  
Track : 8.00  
Lock to Lock Time : 5.0  
Steering Angle : 45.0



LOUISVILLE MILL SITE REDEVELOPMENT  
& HISTORIC GRAIN ELEVATOR  
500, 540 & 544 COUNTY ROAD, LOUISVILLE, CO  
Louisville Mill Site LLC - Caranci / Harttronft



PROJECT # 125210  
DATE: 04/05/04  
DRAWN BY: --  
CHECKED BY: --  
REVISIONS:  
PCC/FCC - 06/13/14  
FINAL - 11/06/14  
FPC - 03/13/15  
FCC - 05/06/15

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FIRETRUCK  
EXHIBIT

Sheet  
EX-2  
of Sheets

**RESOLUTION NO. 29  
SERIES 2015**

**A RESOLUTION APPROVING A FINAL PLAT, FINAL PLANNED UNIT DEVELOPMENT (PUD) PLAN, AND SPECIAL REVIEW USE (SRU) TO ALLOW FOR THE CONSTRUCTION OF A NEW BUILDING AND ADDITIONS TO TWO EXISTING BUILDINGS TOTALLING 27,000 SQUARE FEET AND ALLOW OUTDOOR SALES AND ACTIVITIES AT THE GRAIN ELEVATOR SITE, 500-544 COUNTY ROAD**

**WHEREAS**, there has been submitted to the Louisville City Council an application for a Final Plat, Final Planned Unit Development (PUD), and Special Review Use (SRU) to allow for the construction of a new building and additions to two existing buildings totaling 27,000 square feet and allow outdoor sales and activities at the Grain Elevator site, 500-544 County Road; and

**WHEREAS**, the City Staff has reviewed the information submitted and found it complies with the Louisville zoning ordinances, subdivision regulations, and related policies; and

**WHEREAS**, after a duly noticed public hearing on April 9, 2015, where evidence and testimony were entered into the record, including the findings in the Louisville Planning Commission Staff Report dated April 9, 2015, the Planning Commission recommended approval of said plat, PUD, and SRU to the City Council; and

**WHEREAS**, City Council has reviewed the application, including the recommendation of the Planning Commission, and finds that said final plat, final PUD, and SRU should be approved, subject to the following condition:

1. The use of outdoor areas shall be limited to between the hours of 8 a.m. and midnight, and outdoor amplified music shall be limited to no later than 10:00 p.m. Sunday through Thursday and to restrictions set forth in the municipal code in effect from time to time.

**NOW THEREFORE, BE IT RESOLVED** that the City Council of the City of Louisville, Colorado does hereby approve a Final Plat, Final Planned Unit Development, and Special Review Use to allow for the construction of a new building and additions to two existing buildings totaling 27,000 square feet and allow outdoor sales and activities at the Grain Elevator site, 500-544 County Road, with one condition:

1. The use of outdoor areas shall be limited to between the hours of 8 a.m. and midnight, and outdoor amplified music shall be limited to no later than 10:00 p.m. Sunday through Thursday and to restrictions set forth in the municipal code in effect from time to time.

**PASSED AND ADOPTED** this 19<sup>th</sup> day of May, 2015.

By:

*Robert P. Muckle*

Robert P. Muckle, Mayor  
City of Louisville, Colorado

Attest

*Carol Hanson*

Carol Hanson, Deputy City Clerk



**SUBJECT: GRAIN ELEVATOR**

- 1. RESOLUTION NO. 29, SERIES 2015 – A RESOLUTION APPROVING A FINAL PLAT, FINAL PLANNED UNIT DEVELOPMENT (PUD) PLAN, AND SPECIAL REVIEW USE (SRU) TO ALLOW FOR THE CONSTRUCTION OF A NEW BUILDING AND ADDITIONS TO TWO EXISTING BUILDINGS TOTALING 27,000 SQUARE FEET AND ALLOW OUTDOOR SALES AND ACTIVITIES AT THE GRAIN ELEVATOR SITE, 500-544 COUNTY ROAD**
- 2. RESOLUTION NO. 30, SERIES 2015 – A RESOLUTION DESIGNATING THE LOUISVILLE GRAIN ELEVATOR AT 540 COUNTY ROAD A HISTORIC LANDMARK**

**DATE: MAY 19, 2015**

**PRESENTED BY: SCOTT ROBINSON, AICP, PLANNING AND BUILDING SAFETY**

**SUMMARY:**

The applicant, Louisville Mill Site LLC, is requesting approval of a final plat, planned unit development (PUD), special review use (SRU), and landmark for the Grain Elevator site at 500-544 County Road. The proposed plat and PUD would allow the construction of additions to the Grain Elevator building and the warehouse building to the south of the Grain Elevator, and the construction of a new building to the north of the Grain Elevator. The SRU would allow outdoor sales and seating for restaurants or other potential businesses. The landmark designation would allow the City to preserve the Grain Elevator structure and transfer the property to Louisville Mill Site LLC in accordance with the City's purchase and sale agreement.

**REQUEST:**

The applicant, Louisville Mill Site, has submitted a plan to redevelop the Grain Elevator site at 500-544 County Road. The site consists of two tracts which have never been platted in the City. The property to the south is 0.4 acres and is owned by RCC LTD. It has a 10,000 square foot warehouse building that currently hosts Jump'n'Rope. The property to the north is 1.2 acres and is owned by the City. There are three buildings on the property: the 4,000 square foot historic Grain Elevator, a 3,400 square foot retail building, which currently hosts the Tilt Arcade, and a small metal storage shed. The City has an agreement to sell the north property to Louisville Mill Site after a development plan has been approved and the Grain Elevator has been landmarked.

The proposal includes a 6,500 square foot addition to the south warehouse building, a 1,500 square foot addition to the Grain Elevator, and the demolition of the north retail

building and the shed and the construction of a new 19,000 square foot commercial/office building. The two properties, if the plan is approved, would also be re-subdivided into three new lots and an outlot.

The property is located in the Commercial Business (CB) zone district and within the area of town formally referred to as Downtown Louisville. All development in the CB zone district requires the establishment of a Planned Unit Development (PUD), and all PUD's in Downtown Louisville must comply with the development regulations established in the Louisville Municipal Code (LMC) and the design standards outlined in the Downtown Design Handbook. The floor area and height of structures in Downtown are further regulated by the Downtown Framework Plan. Signage is regulated by the Downtown Sign Manual. A preliminary plat and preliminary PUD were approved by Planning Commission and City Council in 2014.

The property to the north is zoned Commercial Community (CC) and contains a single-family residence. Immediately to the east is the BNSF railroad. Further east, as well as to the south and west, is zoned Residential Medium-density (RM).





**Final Plat**

The proposed final plat would divide the properties into three lots and one outlot, which matches the approved preliminary plat. Each of the three buildings would sit on its own lot, and the outlot to the west of the Grain Elevator would be reserved as a no-build area to protect the view to the structure. The three lots would all exceed the minimum lot size in the CB zone district of 7,000 square feet and the minimum lot width of 50 feet. There is no maximum lot size requirement.

The site has access from County Road, so no new streets are proposed. Access easements would be provided on lots 1 and 3 to allow for shared circulation within the site and access to Lot 2. RCC LTD currently leases land from the BNSF railroad that is proposed for parking and access as part of the development. The applicant has provided proof of the long-term lease and staff recommends including the land in the development proposal. The applicant is also pursuing a lease of additional land from BNSF, but because the lease has not been acquired yet, the proposal must function adequately without it.

Section 16.16.060 of the Louisville Municipal Code (LMC) requires a dedication of 12 percent of the land area for public use during the subdivision process. Under the City's purchase agreement with Louisville Mill Site, City Council has agreed to waive the public land dedication requirement (Resolution 44, Series 2013). Therefore, no public land dedication is proposed as part of the plat. Otherwise, the proposed plat complies with the requirements of Chapter 16 of the LMC.



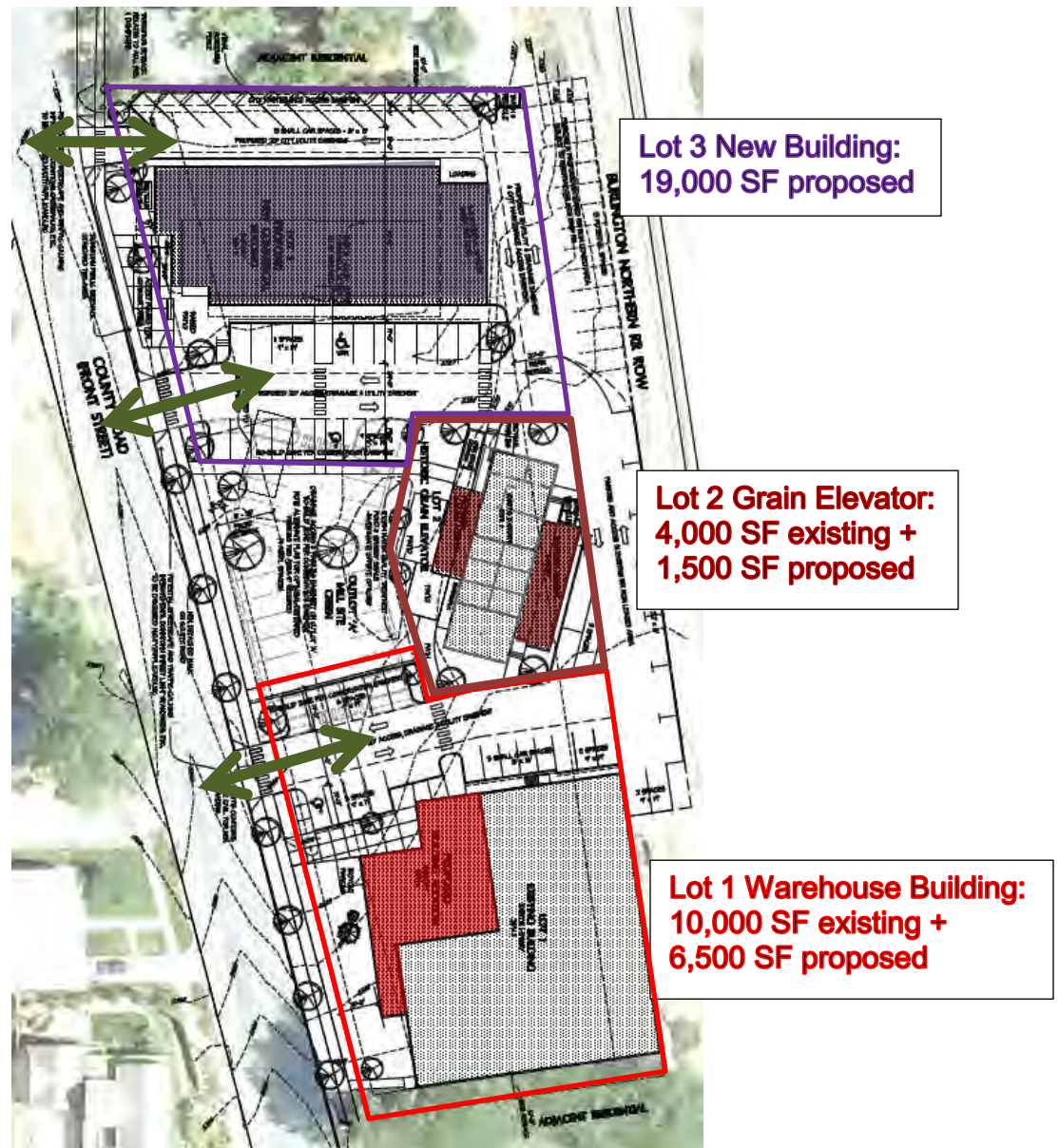
### **Final PUD**

As mentioned above, the proposed development must comply with the regulations established in the LMC, the Downtown Design Handbook, the Downtown Framework Plan, and the Downtown Sign Manual, as well as the approved preliminary PUD. Under the Downtown Framework and Design Handbook, the project is in the “Transition Area” of Downtown. The Transition Area of the Downtown Framework Plan is designed to provide a transitional buffer between the core commercial development of Downtown Louisville and the existing residential area in the adjacent Old Town Neighborhood. The buffer zone requires a lower building height (35' maximum) in the Transition Area as

opposed to 45' in the core area) and floor area (1.3 floor area ratio permitted in the Transition Area as opposed to 2.0 in the core area).

*Site Plan*

The applicant proposes keeping two of the three existing buildings on the site and replacing the third with a new building in approximately the same location. The site would maintain its current three access drives off of County Road, with circulation being provided by drive isles looping around the east sides of the Grain Elevator and the new building. The sidewalk along County Road would be extended the length of the site, and pedestrian access to the buildings would be provided by plazas and walkways. The parking area on the north side of the project would be screened from the adjacent residential property by a fence. The applicant also proposes to add a small shed, no larger than 120 square feet, to Outlot A. The Louisville Fire Protection District has reviewed the site and access plans and found no issues.



**Bulk and Dimension Standards**

The yard and bulk requirements are given by the LMC, the Downtown Framework, and the Design Handbook. Section 17.28.110 of the LMC allows for waivers from the standards if additional public benefit is provided or the waivers are warranted by the design and adequate public space is provided.

	Requirement	Lot 1	Lot 2	Lot 3	Combined
<b>Floor Area Ratio</b>	1.3	0.66	0.61	0.73	0.69
<b>Lot Coverage</b>	40%	52%	43%	33%	38%
<b>Front Setback</b>	5'	14'	13'	5'	n/a

<b>Rear Setback</b>	20'	0' (existing)	1.33'	20'	n/a
<b>Side Setbacks</b>	0', except along south of lot 1: 5'	10'	10'	30'	n/a
<b>Height</b>	35'	38'	50' (existing)	41.5'	n/a
<b>Floors</b>	2	3	3	3	n/a

The applicant is requesting a waiver from the rear yard setback for Lots 1 and 2:

1. On Lot 1, the existing building is built to the rear lot line, and no part of the addition would be within the rear setback.
2. On Lot 2, the existing structure currently sits approximately eight feet from the rear lot line. The proposed addition would go to within 1'4" of the lot line. The applicant is requesting this to allow a connection between the two most useable portions of the structure without obscuring the front of the historic structure. There is no interior connection between the southern and northern ends of the Grain Elevator structure, and no way to construct one internally without compromising the historic value of the structure. The rear addition would connect the two ends, allowing a single tenant to occupy both. Because of the lease from BNSF, the addition would still be approximately 30 feet from the edge of the leased property, on the west side of the railroad.

The proposal complies with the floor area ratio limits set by the Downtown Framework, but Lots 1 and 2 would exceed the maximum lot coverage allowed under the LMC. However, when the PUD is taken as a whole, including Outlot A, the overall lot coverage is 38 percent. The maximum allowed lot coverage is 40 percent. These two Commercial Business (CB) Zone District properties are the only two in Downtown Louisville that have a maximum allowed lot coverage. The rest of Downtown is zoned Commercial Community (CC) and has no maximum allowed lot coverage.

#### **Building Height**

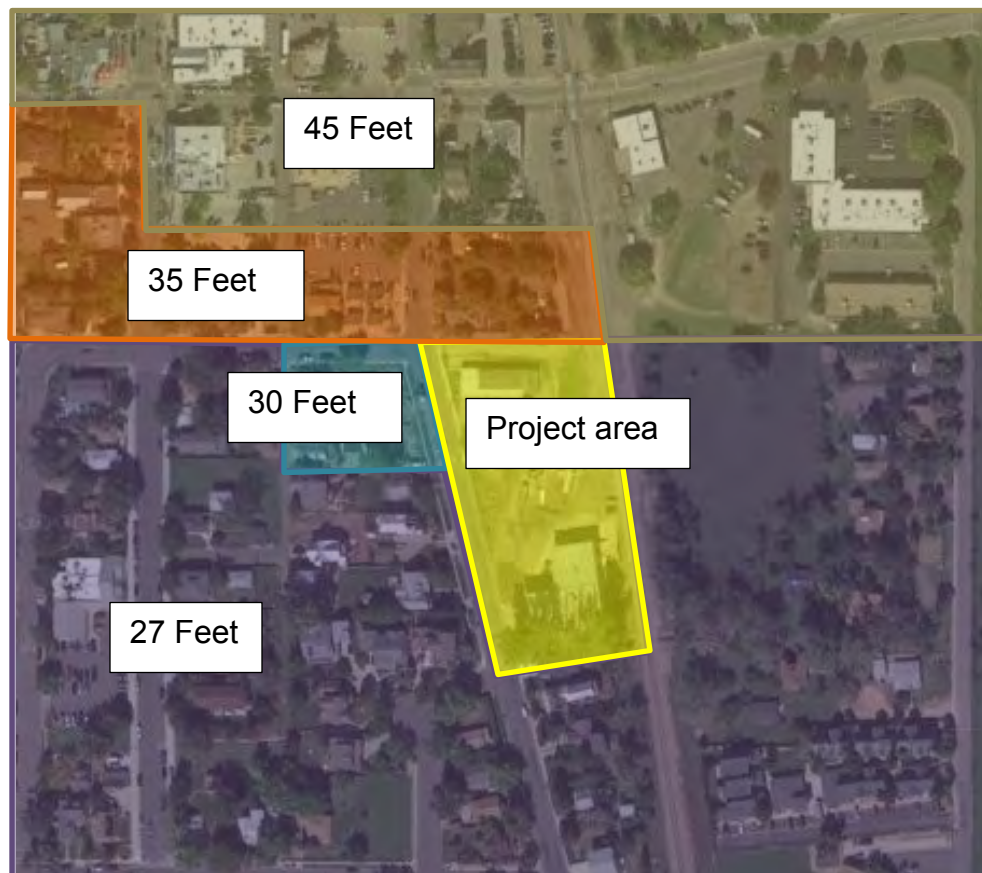
The LMC allows a maximum building height in the Transition Area of 35 feet, including rooftop screening and mechanical equipment. The code also limits buildings to a maximum of two stories. The Grain Elevator is approximately 50 feet tall and more than two stories; however, the proposed addition to that structure would be one story and approximately 15 feet tall, complying with the code.

The addition on Lot 1 and the new building on Lot 3 are both requested to be 36.5 feet tall with an allowance for rooftop screening and architectural projections to extend to 38 feet on Lot 1 and 41.5 feet on Lot 3. The applicant is also requesting three stories instead of two. Three story buildings would allow the applicant to construct the same amount of floor space with smaller building footprints and a less bulky appearance. The

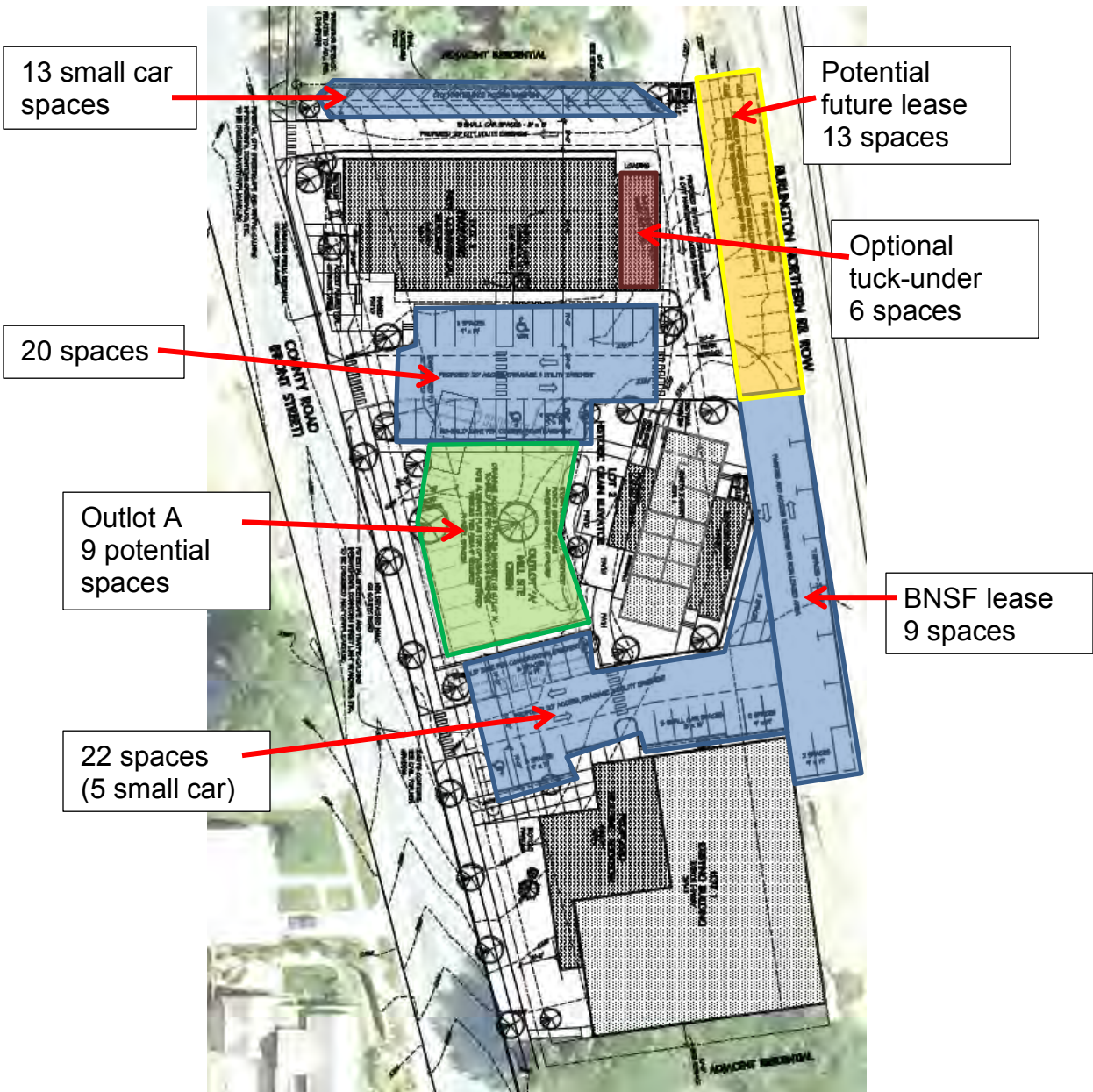


preliminary PUD was approved with a 35 foot maximum height, but the subsequent floodplain development permit required the first floor to be raised 1.5 feet, resulting in the current request for 36.5 feet.

For the proposed structure on Lot 3, the property to the north could redevelop to 35 feet in height, and the structures across County Road to the west are 30 feet tall. For the proposed addition on Lot 1, the properties to the south and across County Road to the west have a 27 foot maximum height.



The applicant is also providing a public access easement over the green space on Outlot A, to create a public gathering space on the south end of Downtown. The preliminary PUD approval for the height waiver was conditional on the design of Outlot A and design improvement to the building on Lot 1. Staff believes these conditions can be met with further conditions described below and therefore recommends approval of the waivers with conditions.



**Parking**

Section 17.20 of the LMC requires one parking space for every 500 square feet of leasable area in the Downtown area, regardless of use. The proposal includes 32,454 square feet of leasable area, the first 999 square feet of which do not require parking. The code therefore requires 63 spaces. The applicant is proposing 64 spaces, including nine on the leased BNSF area.

Eighteen of the spaces would be “small car” spaces, measuring 8’ by 15’ instead of the City standard of 9’ by 19’. Although the “small car” spaces and the drive aisle proposed

by the applicant are smaller than what the City requires, they do meet the minimum standards of the Institute of Transportation Engineers. Further justification suggested by the applicant is that twenty-eight percent of the proposed spaces would be designated “small car”, while currently approximately 40 percent of US vehicles are small cars, according to a recent Wall Street Journal article.

Agreements and easements would be in place to ensure the parking would be shared between the users. The applicant has included an option for up to five spaces to be added as tuck-under parking at the rear of the new building. If the applicant is able to lease additional land from BNSF, the applicant would also add an additional 12 spaces.

The applicant has also included an alternative proposal with more parking on Outlot A, which would yield an additional nine spaces. The resolution approving the preliminary plat and PUD included a condition stating “the easement and design of Outlot A as a green space/plaza with surface parking to be added only at the City’s request if evidence demonstrates a need for such.” At this time, staff believes the additional parking is not needed, but it is included in the PUD so if future uses of the site require the additional parking it can be added at the City’s direction. If all additional parking is provided, the total would be 81 spaces.

#### Architecture

Architecture is governed by the Design Handbook for Downtown Louisville, which calls for new building and additions that are compatible with the historic structures of Downtown, but are clearly of their own time. The applicant is proposing an architectural style that echoes the historic agricultural and mining structures of Louisville. The Historic Preservation Commission (HPC) and staff have some concerns that the new buildings may mimic the historic style too closely, creating confusion about the age of the structures. However, staff believes the mix of materials and amount of glazing should provide adequate differentiation for the new structures.





The addition on Lot 1 would include corten or weathering steel siding and roofing, open wood slat siding, and elements of the existing façade including concrete and painted corrugated metal siding. The roof would have a gable form with shed dormers. The remainder of the existing building would keep its existing materials but would be painted to match the new portion. As part of the preliminary PUD approval, the yard and bulk waivers were approved based in part on the following condition:

1. Building architecture on Lot 1, and the extent to which the pedestrian scale and architecture of the existing building is improved to make those portions of the building visible from Front Street more consistent with the design standards and guidelines in the Design Handbook for Downtown Louisville

As the result of a condition placed on Planning Commission's recommendation of approval, the applicant has redesigned the southwest façade of the building, and staff now believes the condition has been met.

The additions on Lot 2 are proposed in the front and rear of the Grain Elevator. The front addition would recreate the original porte-cochere on the grain elevator with additional floor area provided by a glass enclosure. The rear addition would look like a rail car, in reference to the rail spur which originally ran behind the Grain Elevator. The proposed additions have been reviewed and approved by the Historic Preservation Commission.



The Lot 3 building would have corten roofing and siding and open wood slats on the south and west elevations, while the north and east elevations would have more concrete siding with wood and corten accents. The roof would incorporate gable and shed elements and the south elevation would feature a tower element housing the stairwell. The west and south elevations would also feature significant glazing, particularly on the first floor. Staff believes the design of the Lot 3 building complies with the Design Handbook for Downtown Louisville.



The proposed small shed on Outlot A would be an existing shed moved from a nearby farm. Its appearance would be compatible with the other proposed buildings on the site.

**Signage**

The proposed building mounted signs would comply with the Downtown Sign Manual and potentially include wall signs, awning signs, and projecting signs. The applicant is also requesting freestanding signs to identify the project at the two main drive aisles, which would also comply with the Downtown Sign Manual.

**Landscaping**

The proposed landscape plan includes trees along County Road, as well as elsewhere in the site. The area in front of the Lot 1 building and Outlot A would include grass, planting beds, and hardscape areas. The area in front of the Lot 3 building would be mostly hardscape, with tree grates and small planting areas. The Design Handbook for Downtown Louisville does not include detailed landscaping requirements, but does recommend using landscaping to screen parking and buildings, which the proposed landscape plan does.

**Lighting and Utilities**

The proposed lighting plan would provide adequate illumination for the site using fixtures that are appropriate for Downtown Louisville and architecturally compatible with the proposed buildings.

Under section 16.20.040 of the LMC, during a subdivision process, the subdivider is required to place existing utility lines underground and make other improvements found necessary by the Public Works department. Public Works has asked the applicant to replace the existing street lights along with undergrounding the utilities. This would require the applicant to move the lines that currently run across County Road under the street. The applicant has requested this requirement be waived. These requirements are standard for development in the City of Louisville, and required by the LMC, so staff does not believe a waiver is justified.

**Site Drainage and Floodplain**

The property is not required by the Louisville Municipal Code (LMC) to provide full storm water detention. The amount of impervious surface proposed is not increasing over what is currently occurring on the site and therefore is not required additional storm water detention. The site will provide water quality detention to meet City requirements. The drainage and utility plan has been reviewed by the Public Works Department, which found no issues. The property is also in the 100 year flood zone, and has received a Floodplain Development Permit from the Board of Adjustment.

**Special Review Use**

The applicant is requesting a special review use to allow outdoor gathering, outdoor sales of food and beverages, and municipal uses including interpretive historic sites on

the property. Louisville Municipal Code § 17.40.100.A lists five criteria to be considered by City Council in reviewing a Special Review Use application, which follow. City Council is authorized to place conditions on their recommendation of approval, if they believe those are necessary to comply with all of the criteria.

1. *That the proposed use/development is consistent in all respects with the spirit and intent of the comprehensive plan and of this chapter, and that it would not be contrary to the general welfare and economic prosperity of the city or the immediate neighborhood;*

Many other businesses in Downtown Louisville have outdoor dining and activities. The outdoor dining would make restaurant uses more viable at the site, benefiting the economic prosperity of the City and neighborhood. The 2013 Comprehensive Plan update calls for improving the health of Downtown by encouraging new businesses. The proposed municipal historic uses are consistent with the Comprehensive Plan's recommendation to recognize historic buildings' importance and would draw additional visitors to the site. Staff finds this criterion has been met.

2. *That such use/development will lend economic stability, compatible with the character of any surrounding established areas;*

The outdoor dining and activities would make the site more attractive to potential businesses, lending economic stability. However, the site is adjacent to residential uses, so staff recommends a condition limiting outdoor uses to between 8 am and midnight. The proposed historic uses would draw additional visitors to the site. Staff finds this criterion has been met.

3. *That the use/development is adequate for the internal efficiency of the proposal, considering the functions of residents, recreation, public access, safety and such factors including storm drainage facilities, sewage and water facilities, grades, dust control and such other factors directly related to public health and convenience;*

The proposal complies with the City's standards for development, as described in the PUD evaluation above. The site will have adequate public access and utilities. Staff finds this criterion has been met.

4. *That external effects of the proposal are controlled, considering compatibility of land use; movement or congestion of traffic; services, including arrangement of signs and lighting devices as to prevent the occurrence of nuisances; landscaping and other similar features to prevent the littering or accumulation of trash, together with other factors deemed to affect public health, welfare, safety and convenience;*

The proposal complies with the City's standards for development, as described in the PUD evaluation above. The anticipated traffic from the requested special review uses will be no worse than that expected from uses allowed by right. Staff finds this criterion has been met.

5. *That an adequate amount and proper location of pedestrian walks, malls and landscaped spaces to prevent pedestrian use of vehicular ways and parking spaces and to separate pedestrian walks, malls and public transportation loading places from general vehicular circulation facilities.*

Walks are provided from County Road to the uses, and adequate landscape and hardscape areas are provided. Staff finds this criterion has been met.

Staff has found all five criteria have been met with one condition, limiting the hours of outdoor use, and recommends approval of the SRU.

### **Landmark**

The applicant is requesting to landmark the Grain Elevator located on "Lot 2" of the proposed subdivision plat.

#### *Historical Background*

##### *Information from Historian Bridget Bacon*

The Louisville Grain Elevator was constructed between 1904 and 1906. This building is one of the Front Range area's last remaining wooden grain elevators. It was placed on the National Register of Historic Places in 1986 and is also listed on the Colorado Register of Historic Places. Its stacked plank construction style is rare.

This building was constructed by John K. Mullen, an Irish immigrant who built and operated a number of grain elevators in Colorado in his capacity as President of the Colorado Milling & Elevator Co. Besides being associated with John K. Mullen, the building was also associated with the Moore and Thomas families. The elevator was managed for about 35 years by Louisville resident Howard A. Moore and then his son, Donald Moore. In 1957, it was purchased by Louisville residents Charles Thomas and Quentin Thomas. Charles Thomas was the brother-in-law of Donald Moore.

This building is connected with not only Boulder County's agricultural heritage, but is also connected with the area's railroad history, mining history, and the history of the Irish in Colorado. It was owned by an outsider before it became a locally owned Louisville business several decades later. It is located in Louisville's historic downtown area.

#### *Architectural Integrity*

The Grain Elevator, constructed in 1904-06 is one of the State's last remaining wooden grain elevators. Placed on the National Register of Historic Places in 1986 as a part of

the Louisville Multiple Resource Nomination, the elevator is “historically and visually the most significant structure associated with the agricultural history of the community.” The Grain Elevator’s character defining feature is cribbed, or stacked plank, construction of the six bins.

The building has been vacant since the Grain Elevator closed in the late 1960s. The City, in partnership with the Louisville Mill Site, LLC, is stabilizing the building and plans to rehabilitate the structure for a commercial use. The proposed work on the building will restore its architectural integrity and ensure its status as a significant structure both locally and nationally.

*Historical Significance and Criteria For Listing as Local Landmark:*

Landmarks must be at least 50 years old and meet one or more of the criteria for architectural, social or geographic/environmental significance as described in Louisville Municipal Code (LMC) Section 15.36.050(A). The City Council may exempt a landmark from the age standard if it is found to be exceptionally important in other significance criteria:

*1. Historic landmarks shall meet one or more of the following criteria:*

*a. Architectural.*

- (1) Exemplifies specific elements of an architectural style or period.*
- (2) Example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally, or locally.*
- (3) Demonstrates superior craftsmanship or high artistic value.*
- (4) Represents an innovation in construction, materials or design.*
- (5) Style particularly associated with the Louisville area.*
- (6) Represents a built environment of a group of people in an era of history that is culturally significant to Louisville.*
- (7) Pattern or grouping of elements representing at least one of the above criteria.*
- (8) Significant historic remodel.*

*b. Social.*

- (1) Site of historic event that had an effect upon society.*
- (2) Exemplifies cultural, political, economic or social heritage of the community.*
- (3) Association with a notable person or the work of a notable person.*

*c. Geographic/environmental.*

- (1) Enhances sense of identity of the community.*
- (2) An established and familiar natural setting or visual feature that is culturally significant to the history of Louisville.*

*2. Prehistoric and historic archaeological sites shall meet one or more of the following:*

*a. Architectural.*



- (1) *Exhibits distinctive characteristics of a type, period or manner of construction.*
    - (2) *A unique example of structure.*
  - b. *Social.*
    - (1) *Potential to make an important contribution to the knowledge of the area's history or prehistory.*
    - (2) *Association with an important event in the area's history.*
    - (3) *Association with a notable person(s) or the work of a notable person(s).*
    - (4) *A typical example/association with a particular ethnic group.*
    - (5) *A unique example of an event in Louisville's history.*
  - c. *Geographic/environmental.*
    - (1) *Geographically or regionally important.*
- 3. *All properties will be evaluated for physical integrity and shall meet one or more of the following criteria:*
  - a. *Shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation.*
  - b. *Retains original design features, materials and/or character.*
  - c. *Remains in its original location, has the same historic context after having been moved, or was moved more than 50 years ago.*
  - d. *Has been accurately reconstructed or restored based on historic documentation.*

Staff believes this application complies with the above criterion by the following:

*Architectural Significance – Exemplifies specific elements of an architectural style or period.*

The Grain Elevator features cribbed, or stacked plank, construction. The structure is an example early 20<sup>th</sup> century vernacular industrial architecture.

*Architectural Significance – Example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally, or locally.*

The Grain Elevator was constructed by John K. Mullen, an Irish immigrant who built a number of grain elevators in Colorado.

*Social Significance - Exemplifies cultural, political, economic or social heritage of the community.*

The Grain Elevator is a reminder of the agricultural heritage of Louisville.

*Geographical - Enhances sense of identity of the community.*

The Grain Elevator is in a prominent location in the southeast corner of downtown Louisville and it has become an icon of Louisville's history.

The property was put on the National Register of Historic Places in 1986 as a part of the Louisville Multiple Resource Nomination. According to the Louisville Municipal Code, any property on the National Register is eligible to be a local landmark.

Staff recommends that the structure be landmarked and named the Louisville Grain Elevator.

**FISCAL IMPACT:**

Under Resolution No. 44, Series 2013, the City entered an agreement with Louisville Mill Site LLC providing for the sale of the property and grants for the rehabilitation of the Grain Elevator structure. The construction of 27,000 square feet of retail and office space should generate additional property tax and additional sales and use tax, and therefore would have a positive fiscal impact on the City.

**HISTORIC PRESERVATION COMMISSION ACTION:**

The Historic Preservation Commission reviewed the application at its March 16, 2015 meeting. The HPC unanimously approved the demolition of the existing metal shed located on the proposed "Outlot A".

The HPC was generally in favor of the project, and provided comments attached below. The Commissioners were in favor of the site layout, which would provide unobstructed views of the Grain Elevator, and the inclusion of the small shed building. The Commission expressed some concern that the materials of the new buildings could make them look too similar to the Grain Elevator, causing confusion about the ages of the various buildings. The Commission was strongly in favor of landmarking the Grain Elevator, and unanimously recommended approval of the landmark request.

**PLANNING COMMISSION ACTION:**

Planning Commission reviewed the application at its April 9, 2015 meeting, and unanimously recommended approval. The Commission had questions about what drove the increase in the height request and about what exactly was included in the outdoor sales and activities. Several members of the public spoke, and were generally in favor of the plan. There was also discussion of the applicant's request to waive the requirements for undergrounding utilities and replacing streetlights. The Commission placed conditions requiring the applicant and staff to clarify and address those requirements. Overall, Planning Commission expressed strong support for the project.

**RECOMMENDATION:**

The applicant is requesting the following waivers from the standards of the LMC, the Downtown Framework Plan, the Downtown Design Handbook, and the Downtown Sign Manual:



- Rear setback of zero feet for the existing building on Lot 1 instead of 20 feet.
- Rear setback of 1'4" for the addition on Lot 2 instead of 20 feet.
- Lot coverage of 52% on Lot 1 instead of 40%.
- Lot coverage of 43% on Lot 2 instead of 40%
- Allowance for three stories and allowance for screening to go up to 38 feet on Lot 1.
- Maximum height of 50 feet for the existing structure on Lot 2.
- Allowance for three stories and building height of 36.5 feet and screening height of up to 41.5 feet on Lot 3.
- Allowance of 18 small car spaces.
- No undergrounding of utilities which cross County Road.
- No replacement of existing street lights.

Staff believes most of the waivers are justified under LMC Section 17.28.110 based on the design and public access provided on Outlot A as a public plaza and improvements to be made to the southwest façade of the Lot 1 building. However, staff does not believe the requests regarding the utilities and street lights are justified. If the applicant requires financial assistance for the improvements, there are options such as the Louisville Revitalization Commission available. Staff recommends approval of the requested final plat, final PUD, SRU, and landmark for the Louisville Mill Site development to allow for a new building and additions to two existing buildings totaling 27,000 square feet at 500-544 County Road with the following conditions:

1. The use of outdoor areas shall be limited to between the hours of 8 am and midnight.
2. The developer shall be required to underground utility lines crossing County Road and replace the street lights per Public Works standards.

**ATTACHMENT(S):**

1. Resolution No. 29, Series 2015 (Plat, PUD, SRU)
2. Planning Commission resolution
3. Application materials
4. Plat
5. [Link to PUD](#)
6. SRU
7. Referral comments
8. Planning Commission Minutes
9. Resolution No. 30, Series 2015 (Landmark)
10. HPC Resolution
11. Landmark application
12. Social History
13. HPC comments
14. Public comments
15. Presentation

**RESOLUTION NO. 29  
SERIES 2015**

**A RESOLUTION APPROVING A FINAL PLAT, FINAL PLANNED UNIT DEVELOPMENT (PUD) PLAN, AND SPECIAL REVIEW USE (SRU) TO ALLOW FOR THE CONSTRUCTION OF A NEW BUILDING AND ADDITIONS TO TWO EXISTING BUILDINGS TOTALLING 27,000 SQUARE FEET AND ALLOW OUTDOOR SALES AND ACTIVITIES AT THE GRAIN ELEVATOR SITE, 500-544 COUNTY ROAD**

**WHEREAS**, there has been submitted to the Louisville City Council an application for a Final Plat, Final Planned Unit Development (PUD), and Special Review Use (SRU) to allow for the construction of a new building and additions to two existing buildings totaling 27,000 square feet and allow outdoor sales and activities at the Grain Elevator site, 500-544 County Road; and

**WHEREAS**, the City Staff has reviewed the information submitted and found it complies with the Louisville zoning ordinances, subdivision regulations, and related policies; and

**WHEREAS**, after a duly noticed public hearing on April 9, 2015, where evidence and testimony were entered into the record, including the findings in the Louisville Planning Commission Staff Report dated April 9, 2015, the Planning Commission recommended approval of said plat, PUD, and SRU to the City Council; and

**WHEREAS**, City Council has reviewed the application, including the recommendation of the Planning Commission, and finds that said final plat, final PUD, and SRU should be approved, subject to the following conditions:

1. The use of outdoor areas shall be limited to between the hours of 8 am and midnight.
2. The developer shall be required to underground utility lines crossing County Road and replace the street lights per Public Works standards.

**NOW THEREFORE, BE IT RESOLVED** that the City Council of the City of Louisville, Colorado does hereby approve a Final Plat, Final Planned Unit Development, and Special Review Use to allow for the construction of a new building and additions to two existing buildings totaling 27,000 square feet and allow outdoor sales and activities at the Grain Elevator site, 500-544 County Road, with two conditions:

1. The use of outdoor areas shall be limited to between the hours of 8 am and midnight.
2. The developer shall be required to underground utility lines crossing County Road and replace the street lights per Public Works standards.

**PASSED AND ADOPTED** this 19<sup>th</sup> day of May, 2015.

By: \_\_\_\_\_  
Robert P. Muckle, Mayor  
City of Louisville, Colorado

Attest: \_\_\_\_\_  
Nancy Varra, City Clerk  
City of Louisville, Colorado

**RESOLUTION NO. 14  
SERIES 2015**

**A RESOLUTION RECOMMENDING APPROVAL OF A FINAL PLAT, FINAL PLANNED UNIT DEVELOPMENT (PUD) PLAN, AND SPECIAL REVIEW USE (SRU) TO ALLOW FOR THE CONSTRUCTION OF A NEW BUILDING AND ADDITIONS TO TWO EXISTING BUILDINGS TOTALLING 27,000 SQUARE FEET AND TO ALLOW OUTDOOR SALES AND ACTIVITIES AT THE GRAIN ELEVATOR SITE, 500-544 COUNTY ROAD.**

**WHEREAS**, there has been submitted to the Louisville Planning Commission an application for approval of a Final Plat, Final Planned Unit Development, and Special Review Use to allow for the construction of a new building and additions to two existing buildings totaling 27,000 square feet and to allow outdoor sales and activities at the Grain Elevator site, 500-544 County Road; and

**WHEREAS**, the City Staff has reviewed the information submitted and found it to comply with Louisville Municipal Code Chapter 17.28; and

**WHEREAS**, after a duly noticed public hearing on April 9, 2015, where evidence and testimony were entered into the record, including the findings in the Louisville Planning Commission Staff Report dated April 9, 2015, the Planning Commission finds the Grain Elevator Final Plat, Final PUD Plan, and SRU located at 500-544 County Road, should be approved with three conditions:

1. The porch at the southwest corner of the Lot 1 building shall be expanded and columns and wood siding elements shall be added.
2. The proposed monument sign shall be removed and two freestanding signs shall be allowed, one at each main access drive, with the size, lighting, and detail to comply with the Downtown Sign Manual.
3. The use of outdoor areas shall be limited to between the hours of 8 am and midnight.
4. The applicant and City Staff will continue to work to clarify and address requirements related to Public Works comments regarding streetlights on County Road.
5. The applicant and City Staff will continue to work to clarify and address requirements related to Public Works comments regarding undergrounding utilities adjacent to property.

**NOW THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Louisville, Colorado does hereby recommend approval of a Final Plat, Final Planned Unit Development, and Special Review Use to allow for the construction of a new building and additions to two existing buildings totaling 27,000 square feet and to allow outdoor sales and activities at the Grain Elevator site, 500-544 County Road, with three conditions:

1. The porch at the southwest corner of the Lot 1 building shall be expanded and columns and wood siding elements shall be added.
2. The proposed monument sign shall be removed and two freestanding signs shall be allowed, one at each main access drive, with the size, lighting, and detail to comply with the Downtown Sign Manual.



3. The use of outdoor areas and dining shall be limited to between the hours of 8 am and midnight.
4. The applicant and City Staff will continue to work to clarify and address requirements related to Public Works comments regarding streetlights on County Road.
5. The applicant and City Staff will continue to work to clarify and address requirements related to Public Works comments regarding undergrounding utilities adjacent to property.

**PASSED AND ADOPTED** this 9<sup>th</sup> day of April, 2015.

By: \_\_\_\_\_  
Chris Pritchard, Chairman  
Planning Commission

Attest: \_\_\_\_\_  
Ann O'Connell, Secretary  
Planning Commission

**LAND USE APPLICATION**

**CASE NO.** \_\_\_\_\_

**APPLICANT INFORMATION**

Firm: Louisville Mill Site LLC  
Contact: J. Erik Hartronft  
Address: 950 Spruce Street, Suite 1A  
Louisville, CO 80027  
Mailing Address: Same  
Telephone: 303-673-9304  
Fax: 303-637-9319  
Email: erik@hapcdesign.com

**OWNER INFORMATION**

City of Louisville,  
Firm: Colorado RCC LTD.  
Contact: Aaron DeJong Randy Caranci  
Address: 749 Main Street PO Box 658  
Louisville, CO 80027 Louisville, CO 80027  
Mailing Address: Same Same  
Telephone: 303-335-4531 303-910-0019  
Fax: 303-335-4557 720-890-9785  
Email: AaronD@louisvilleco.gov randy@carancicorp.com

**REPRESENTATIVE INFORMATION**

Firm: Hartronft Associates, p.c.  
Contact: J. Erik Hartronft  
Address: 950 Spruce Street, Suite 1A  
Louisville, CO 80027  
Mailing Address: Same  
Telephone: 303-673-9304  
Fax: 303-673-9319  
Email: erik@hapcdesign.com

**PROPERTY INFORMATION**

Common Address: 500/540/544 County Rd.  
Legal Description: Lot See Attached Blk \_\_\_\_\_  
Subdivision \_\_\_\_\_  
Area: See Attached Sq. Ft.

**TYPE (S) OF APPLICATION**

- ☐ Annexation
- ☐ Zoning
- ☐ Preliminary Subdivision Plat
- ☐ Final Subdivision Plat
- ☐ Minor Subdivision Plat
- ☐ Preliminary Planned Unit Development (PUD)
- ☐ Final PUD
- ☐ Amended PUD
- ☐ Administrative PUD Amendment
- ☒ Special Review Use (SRU)
- ☐ SRU Amendment
- ☐ SRU Administrative Review
- ☐ Temporary Use Permit: \_\_\_\_\_
- ☐ CMRS Facility: \_\_\_\_\_
- ☐ Other: (easement / right-of-way; floodplain; variance; vested right; 1041 permit; oil / gas production permit)

**PROJECT INFORMATION**

Summary: Special Review Use

The Louisville Mill Site Redevelopment project will combine two adjacent properties, and subdivide the combined land area into 3 building lots and one outlot for common use. The northern property currently contains the historic Louisville Grain Elevator building which will be landmarked and rehabilitated for commercial use with minor additions, and a 3,360sf commercial building, and small shed which will be both be removed. The southern property currently contains a commercial structure, formerly used as a warehouse, now home to a fitness-related business. An addition is planned for this building. The proposed uses for all buildings on the property is commercial, with retail, restaurant/bar, and similar allowable uses on the ground level, with offices anticipated on upper levels.

Current zoning: CB Proposed zoning: CB

**SIGNATURES & DATE**

Applicant: Louisville Mill Site, LLC  
Print: J. Erik Hartronft, Mgr  
Owner: \_\_\_\_\_  
Print: Aaron DeJong, Cty of Lsvl Randy Caranci, RCC LTD.  
Representative: \_\_\_\_\_  
Print: J. Erik Hartronft, AIA

**CITY STAFF USE ONLY**

- ☐ Fee paid: \_\_\_\_\_
- ☐ Check number: \_\_\_\_\_
- ☐ Date Received: \_\_\_\_\_

# LOUISVILLE MILL SITE LLC

950 Spruce Street, Suite 1A, Louisville, CO 80027

303.673.9304



Mr. Troy Russ, Planning Director  
Mr. Scott Robinson, Planner  
City of Louisville, Colorado  
749 Main Street  
Louisville, CO 80027

6 November, 2014

Re: Louisville Mill Site Redevelopment  
Special Review Use  
500, 540, 544 County Road (Front Street)

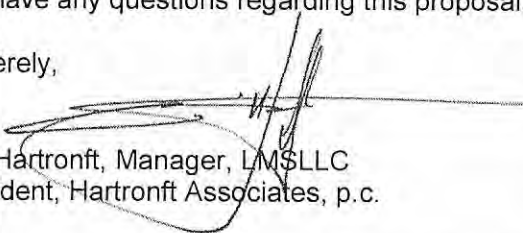
Troy and Scott,


Attached please find the SRU Plan indicating the proposed Special Review Use for the Louisville Mill Site Subdivision. The SRU is intended to provide for specified outdoor activity areas on each of the 3 lots in the subdivision as well as the Outlot 'A', including the potential for food and beverage service, (subject to other applicable regulations). The SRU is also intended to provide for the potential of a governmental use on Lot 2 and/or Outlot 'A' which would include a potential historic interpretive site, and similar uses in the building which could be private, public, or a combination thereof. Below is the formal written response addressing the SRU criteria.

- 1) The proposed uses / development is consistent in all respects with the spirit and intent of the comprehensive plan and of chapter 17, and it is not contrary to the general welfare and economic prosperity of the city or the immediate neighborhood;
- 2) The proposed uses / development will lend economic stability, compatible with the character of any surrounding established areas;
- 3) The proposed uses / development are adequate for internal efficiency of the proposal, considering the functions of residents, recreation, public access, safety and such factors including storm drainage facilities, sewage and water facilities, grades, dust control and such other factors directly related to public health and convenience;
- 4) The external effects of the proposal are controlled, considering compatibility of land use; movement or congestion of traffic; services, including arrangement of signs and lighting devices as to prevent the occurrence of nuisances; landscaping and other similar features to prevent the littering or accumulation of trash, together with other factors deemed to effect public health, welfare, safety and convenience;
- 5) An adequate amount and proper location of pedestrian walks, malls and landscaped spaces are provided to prevent pedestrian use of vehicular ways and parking spaces and to separate pedestrian walks, malls and public transportation loading places from general vehicular circulation facilities.

Please consider this request for approval of the Special Review Use attached herein. Let us know if you have any questions regarding this proposal.

Sincerely,

  
Erik Hartronft, Manager, LMSLLC  
President, Hartronft Associates, p.c.

  
Randy Caranci, Manager, LMSLLC  
President, Caranci Inc.

# LOUISVILLE MILL SITE SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,  
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 1

## DEDICATION AND LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED BEING THE OWNER OF A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, BOULDER COUNTY, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE WEST RIGHT OF WAY LINE OF BURLINGTON NORTHERN RAILROAD TO BEAR S08°15'46"E BETWEEN A FOUND #5 REBAR WITH A 2" ALUMINUM CAP, STAMPED "PLS 24310" AT THE NORTHEAST CORNER OF THAT PARCEL OF LAND IN DEED RECORDED WITH BOULDER COUNTY AT RECEPTION NO. 03267645 AND A FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, STAMPED "LS 5428" AT THE SOUTHEAST CORNER OF THAT PARCEL OF LAND IN DEED RECORDED WITH BOULDER COUNTY AT RECEPTION NO. 253376, AS SHOWN HEREON, ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

COMMENCING AT THE EAST 1/4 CORNER SECTION 8, BEING A FOUND #6 REBAR WITH 3 1/4" ALUMINUM CAP, STAMPED "PLS 11/4 58 59 1995, LS 13155", THENCE S23°38'21"W, A DISTANCE OF 1448.46 FEET TO A POINT ON SAID WEST RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN RAILROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID WEST RIGHT OF WAY LINE S08°15'46"E, A DISTANCE OF 426.36 FEET TO THE NORTHEAST CORNER OF LOT 2, MANSOUR-ENGEL SUBDIVISION, RECORDED WITH BOULDER COUNTY AT 7-19 F-1 #40; THENCE ALONG THE NORTH LINE OF SAID LOT 2, S81°38'33"W, A DISTANCE OF 129.09 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF COUNTY ROAD 124; THENCE ALONG SAID EAST RIGHT OF WAY LINE N14°15'15"W, A DISTANCE OF 456.82 FEET TO A POINT ON THE SOUTH LINE OF THE PLAT OF THE TOWN OF LOUISVILLE, RECORDED WITH BOULDER COUNTY AT BOOK 2, PAGE 6; THENCE ALONG SAID SOUTH LINE N89°42'07"E, A DISTANCE OF 178.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 67,281 SQ. FT. OR 1.54 ACRES OF LAND, MORE OR LESS.

HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS UNDER THE NAME OF LOUISVILLE MILL SITE SUBDIVISION AND ALSO DEDICATE EASEMENTS AS SHOWN ON SAID LOUISVILLE MILL SITE SUBDIVISION AS LAID OUT AND DESIGNATED ON THIS PLAT.

A SUBDIVISION OF A PART OF THE CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF LOUISVILLE AND THE PUBLIC, EXCEPT WHERE NOTED HEREON, THE ACCESS, DRAINAGE AND EASEMENTS AS SHOWN ON THE ACCOMPANYING PLAT FOR VEHICULAR, PEDESTRIAN AND EMERGENCY ACCESS AND DOES FURTHER DEDICATE TO THE USE OF THE CITY OF LOUISVILLE AND ALL MUNICIPALLY OWNED AND/OR FRANCHISED UTILITIES AND SERVICES THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE SO DESIGNATED AS EASEMENTS AND RIGHT-OF-WAYS FOR THE CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT FOR ALL SERVICES, INCLUDING WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, TELEPHONE AND ELECTRIC LINES, WORKS, POLES AND UNDERGROUND CABLES, GAS PIPELINES, WATER PIPELINES, SANITARY SEWER LINES, STREET LIGHTS, HYDRANTS, DRAINAGE DITCHES AND DRAINS AND ALL APPURTENANCES THERETO, IT BEING EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL EXPENSES AND COSTS INVOLVED IN CONSTRUCTING AND INSTALLING SANITARY SEWER SYSTEM WORKS AND LINES, GAS SERVICE LINES, ELECTRICAL SERVICE WORKS AND LINES, STORM SEWERS AND DRAINS, STREET LIGHTING, GRADING AND LANDSCAPING, CURBS, GUTTERS, STREET PAVEMENT, SIDEWALKS AND OTHER SUCH UTILITIES AND SERVICES SHALL BE GUARANTEED AND PAID FOR BY THE SUBDIVIDER OR ARRANGEMENTS MADE BY THE SUBDIVIDER THEREOF WHICH ARE APPROVED BY THE CITY OF LOUISVILLE, COLORADO, AND SUCH SUMS SHALL NOT BE PAID BY THE CITY OF LOUISVILLE, COLORADO, AND THAT ANY SUCH ITEMS SO CONSTRUCTED OR INSTALLED WHEN ACCEPTED BY THE CITY OF LOUISVILLE, COLORADO, SHALL REMAIN THE SOLE PROPERTY OF SAID CITY OF LOUISVILLE, COLORADO, EXCEPT PRIVATE ROADWAY CURBS, GUTTER AND PAVEMENT AND ITEMS OWNED BY MUNICIPALLY FRANCHISED UTILITIES AND/OR U.S. WEST COMMUNICATION, INC. WHICH WHEN CONSTRUCTED OR INSTALLED, SHALL REMAIN THE PROPERTY OF THE OWNER AND SHALL NOT BECOME THE PROPERTY OF THE CITY OF LOUISVILLE, COLORADO.

## OWNERSHIP CERTIFICATE

OWNER: \_\_\_\_\_

BY: \_\_\_\_\_

## ACKNOWLEDGMENT

STATE OF COLORADO) ss

COUNTY OF BOULDER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY ME THIS \_\_\_\_\_ DAY

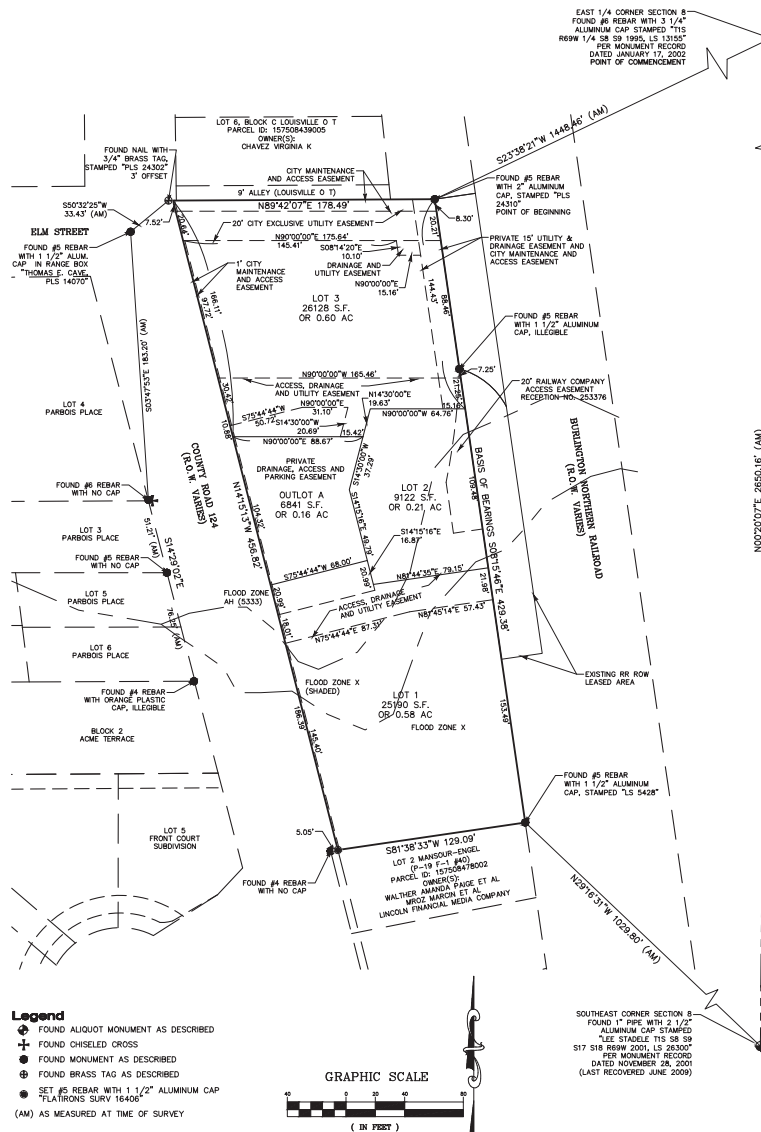
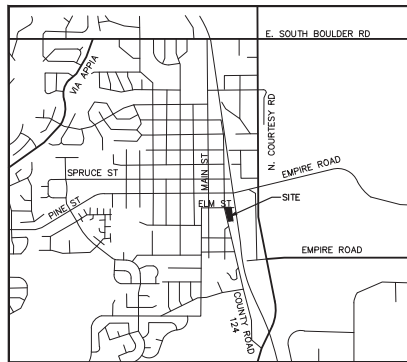
OF \_\_\_\_\_, 20\_\_\_\_, BY \_\_\_\_\_

WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY NAME AND SIGNATURE \_\_\_\_\_

## Vicinity Map Not to Scale



## Notes

1. FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER 815-F0467807-170-LLO, DATED OCTOBER 18, 2013 AT 7:50 A.M., WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.
2. ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT, IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
3. THIS SURVEY IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
4. BASES OF BEARINGS: AN ASSUMED BEARING OF S08°15'46"E ALONG THE WEST RIGHT OF WAY LINE OF BURLINGTON NORTHERN RAILROAD, BETWEEN A FOUND #5 REBAR WITH A 2" ALUMINUM CAP, STAMPED "PLS 24310" AT THE NORTHEAST CORNER OF THAT PARCEL OF LAND IN DEED RECORDED WITH BOULDER COUNTY AT RECEPTION NO. 03267645 AND A FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, STAMPED "LS 5428" AT THE SOUTHEAST CORNER OF THAT PARCEL OF LAND IN DEED RECORDED WITH BOULDER COUNTY AT RECEPTION NO. 253376, AS SHOWN HEREON, ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
5. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC 18-6-508. WHOEVER WILLFULLY DESTROYS, DEFACES, CHANGES, OR REMOVES TO ANOTHER PLACE ANY SECTION CORNER, QUARTER-SECTION CORNER, OR MEASUREMENT POST, ON ANY GOVERNMENT LINE OF SURVEY, OR WILLFULLY CUTS DOWN ANY WITNESS TREE OR ANY TREE BLAZED TO MARK THE LINE OF A GOVERNMENT SURVEY, OR WILLFULLY DEFACES, CHANGES, OR REMOVES ANY MONUMENT OR BENCH MARK OF ANY GOVERNMENT SURVEY, SHALL BE FINED UNDER THIS TITLE OR IMPRISONED NOT MORE THAN SIX MONTHS, OR BOTH, 18 U.S.C. § 1858.
6. THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
7. FLOOD INFORMATION: THE SUBJECT PROPERTY IS LOCATED IN ZONES AH, FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PONDS); BASE FLOOD ELEVATIONS DETERMINED (5330), X (SHADED), AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREA OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREA PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD AND X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 08033C-0582 X, DATED DECEMBER 18, 2012. FLOOD INFORMATION IS SUBJECT TO CHANGE.
8. OUTLOT A SHALL BE DEDICATED TO LOUISVILLE MILL SITE, LLC, WITH THIS PLAT.
9. EASEMENTS DESIGNATED TO THE CITY ARE EXCLUSIVE UTILITY EASEMENTS FOR WATER, SANITARY AND STORM SEWER.
10. OWNERSHIP INFORMATION IS PER THE BOULDER COUNTY WEBSITE AS RESEARCHED ON MARCH 30, 2014 AND IS SUBJECT TO CHANGE.

## PLANNING COMMISSION CERTIFICATE

RECOMMENDED APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO. RESOLUTION NO. \_\_\_\_\_, SERIES \_\_\_\_\_.

PLANNING COMMISSION CHAIRMAN \_\_\_\_\_ SECRETARY \_\_\_\_\_

## CITY COUNCIL CERTIFICATE

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO. RESOLUTION NO. \_\_\_\_\_, SERIES \_\_\_\_\_.

MAYOR SIGNATURE \_\_\_\_\_ CITY CLERK SIGNATURE \_\_\_\_\_

## CLERK AND RECORDER CERTIFICATE

STATE OF COLORADO) ss

COUNTY OF BOULDER)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT \_\_\_\_\_ O'CLOCK, \_\_\_\_\_ M., THIS

\_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AND IS RECORDED IN PLAN FILE NO. \_\_\_\_\_

PAID, \_\_\_\_\_ FILM NO. \_\_\_\_\_ RECEPTION.

CLERK & RECORDER \_\_\_\_\_ DEPUTY \_\_\_\_\_

## Surveyor's Statement

I, JOHN B. GUYTON, A FULLY REGISTERED LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF LOUISVILLE MILL SITE SUBDIVISION TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECTION, AND THAT SAID PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 38, ARTICLE 51, COLORADO REVISED STATUTES.

JOHN B. GUYTON COLORADO P.L.S. #16406  
CHAIRMAN & CEO, FLATIRON, INC.

DATE	REVISION
M. VOYLES 06/27/2014	1. REVISION FOR CITY COMMENTS
M. VOYLES 07/01/2014	2. REVISION FOR CHANGES TO EASEMENTS
M. VOYLES 07/01/2014	3. REVISION FOR CHANGES TO EASEMENTS
	4. REVISION FOR CHANGES TO EASEMENTS
	5. REVISION FOR CHANGES TO EASEMENTS
	6. REVISION FOR CHANGES TO EASEMENTS
	7. REVISION FOR CHANGES TO EASEMENTS
	8. REVISION FOR CHANGES TO EASEMENTS
	9. REVISION FOR CHANGES TO EASEMENTS
	10. REVISION FOR CHANGES TO EASEMENTS

FINAL PLAT  
LOUISVILLE MILL SITE SUBDIVISION  
CEP/06/27/2015 PLATWORK, INC.

Surveying, Engineering & Geomatics  
**Flatiron, Inc.**  
4555 FOURTH AVE. SUITE 300  
BOULDER, CO 80501  
PHONE: (303) 441-9800 FAX: (303) 938-0997  
WWW.FLATIRON.COM



DRAFT

JOB NUMBER:  
14-63,228  
DATE:  
06-03-2014  
DRAWN BY:  
M. VOYLES  
CHECKED BY:  
J2G/NV  
SHEET 1 OF 1



## SIGNATURES

### OWNERSHIP SIGNATURE BLOCK

By signing this PUD, the owner acknowledges and accepts all the requirements and intent set forth in this PUD. Witness my/our hand(s) seal(s) this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Owner Name and Signature \_\_\_\_\_

Owner Name and Signature \_\_\_\_\_

Notary Name (print) \_\_\_\_\_ (Notary Seal)

Notary Signature \_\_\_\_\_

My Commission Expires \_\_\_\_\_

### PLANNING COMMISSION CERTIFICATE

Approved this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the Planning Commission of the City of Louisville, Colorado.  
Resolution No. \_\_\_\_\_ Series \_\_\_\_\_

### CLERK AND RECORDER CERTIFICATE

I hereby certify that this instrument was filed in my office at \_\_\_\_\_ o'clock, \_\_\_\_\_ M., this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and is recorded in Plan File \_\_\_\_\_ Fee \_\_\_\_\_ paid \_\_\_\_\_ Film No. \_\_\_\_\_ Reception \_\_\_\_\_

Clerk & Recorder \_\_\_\_\_

Deputy \_\_\_\_\_

### CITY COUNCIL CERTIFICATE

Approved this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the City Council of the City of Louisville, Colorado.  
Resolution No. \_\_\_\_\_ Series \_\_\_\_\_ (City Seal)

Mayor Signature \_\_\_\_\_

City Clerk Signature \_\_\_\_\_

## PROJECT DIRECTORY

### OWNER

Louisville Mill Site LLC •  
950 Spruce Street, Suite 1A  
Louisville, Colorado 80027  
Contact: Eric Hartront  
303-673-9304

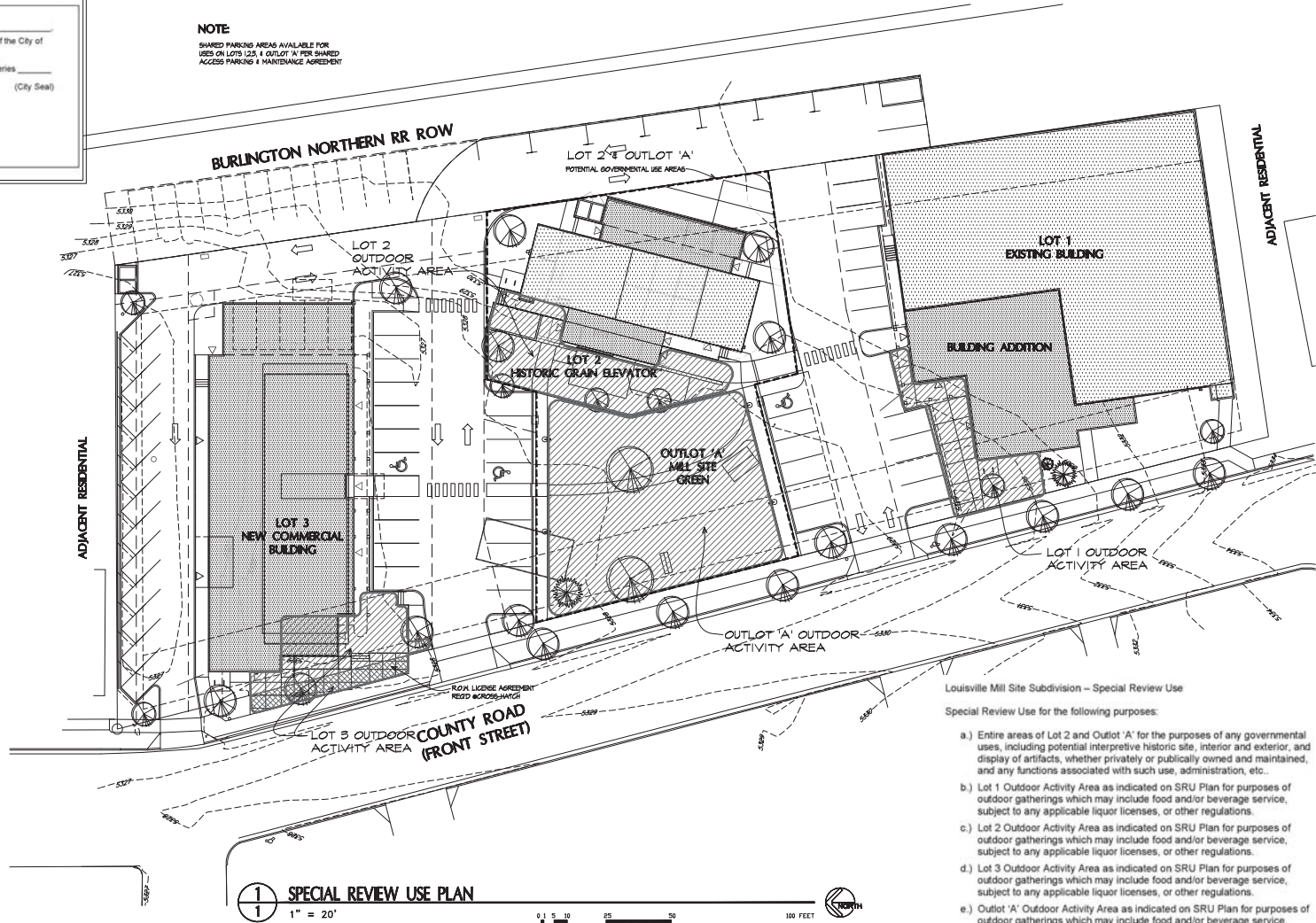
### ARCHITECT/PLANNER

Hartront Associates, P.C.  
950 Spruce Street, Suite 1A  
Louisville, Colorado 80027  
Contact: Eric Hartront, AA  
303-673-9304

\* Note: Current Owner is City of Louisville, 749 Main Street, Louisville, CO 80027. Louisville Mill Site LLC has a contract with the current owner to purchase the property and has an agreement to renovate the buildings on site. "Owner" as referenced herein shall refer to Louisville Mill Site LLC. See related agreements for additional information and responsibilities.

### NOTE:

SHARED PARKING AREAS AVAILABLE FOR  
USED ON LOTS 1, 2, 3 & OUTLOT 'A' FOR SHARED  
ACCESS PARKING & MAINTENANCE AGREEMENT



**1**  
**1** SPECIAL REVIEW USE PLAN  
1" = 20'

0 10 20 30 40 50 60 70 80 90 100 FEET



## SPECIAL REVIEW USE LOUISVILLE MILL SITE REDEVELOPMENT 500, 540, 544 County Road LOUISVILLE MILL SITE SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH RANGE 69 WEST OF  
THE 6TH P.M., CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



**HARTRONT  
ASSOCIATES**  
A Professional Corporation

Planning  
Architecture  
Interior Design

950 Spruce Street, #1A  
Louisville, CO 80027  
TEL: 303.673.9304  
FAX: 303.673.9339

**LOUISVILLE MILL SITE REDEVELOPMENT  
& HISTORIC GRAIN ELEVATOR**  
500, 540 & 544 COUNTY ROAD, LOUISVILLE, CO  
Louisville Mill Site LLC - Caranci / Hartront

SPECIAL REVIEW USE

PROJECT # 125210  
DATE: 11/06/14  
DRAWN BY: HAPC  
CHECKED BY: JH  
REVISIONS: 05/15/15

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Hartront Associates, P.C.

SPECIAL REVIEW USE

Sheet

**1**

1 of 1 Sheets

Louisville Mill Site Subdivision - Special Review Use

Special Review Use for the following purposes:

- Entire areas of Lot 2 and Outlot 'A' for the purposes of any governmental uses, including potential interpretive historic site, interior and exterior, and display of artifacts, whether privately or publicly owned and maintained, and any functions associated with such use, administration, etc.
- Lot 1 Outdoor Activity Area as indicated on SRU Plan for purposes of outdoor gatherings which may include food and/or beverage service, subject to any applicable liquor licenses, or other regulations.
- Lot 2 Outdoor Activity Area as indicated on SRU Plan for purposes of outdoor gatherings which may include food and/or beverage service, subject to any applicable liquor licenses, or other regulations.
- Lot 3 Outdoor Activity Area as indicated on SRU Plan for purposes of outdoor gatherings which may include food and/or beverage service, subject to any applicable liquor licenses, or other regulations.
- Outlot 'A' Outdoor Activity Area as indicated on SRU Plan for purposes of outdoor gatherings which may include food and/or beverage service, subject to any applicable liquor licenses, or other regulations.





## City of Louisville

Louisville City Hall 749 Main Street Louisville, Colorado 80027 (303) 666-6565

---

### Planning Department

December 31, 2014

Mr. J. Erik Hartronft  
Louisville Mill Site, LLC  
950 Spruce Street, Suite 1A  
Louisville, CO 80027

Re: Grain Elevator - Review Comments for Case # 14-054-FS/FP/UR

Dear Mr. Hartronft,

The Louisville Mill Site, LLC application for a final plat (FS), final planned unit development (FP), and special use review (UR) for the redevelopment of the Grain Elevator site has been reviewed by City Staff. The following comments have been received:

**Xcel:** Has yet to provide comments.

**Mayhoffer Ditch** – Has yet to provide comments.

**Wastewater** – “Please install grease interceptors on sanitary sewer discharges from buildings.”

**Fire Protection District:**

1. The utility plan doesn't show any hydrants on the site. One or more fire hydrants need to be added. Per NFPA 14, the fire department connection must be within 100 feet of a fire hydrant and as shown, they do not meet that requirement.
2. Per the International Fire Code Appendix D, Section D105.2, the fire access is required to be 26' wide for all buildings over 30' and higher.
3. The emergency access plan isn't clear on what the tire track, bumper swing, and bucket swing is. My template shows the fire truck isn't able to make those turns without entering the parking spaces.

**Downtown Business Association** – “On behalf of the DBA, I am writing with our strong support for final approvals for the grain elevator project which will come before Planning Commission and City Council in the coming weeks. We have reviewed the plans and related materials referred to us, and are excited about this project. We believe it is a positive, critical piece which will anchor the southern end of Downtown

and include additional historical elements which make Louisville—and especially Historic Downtown—unique. We urge you to approve the final PUD and move this project toward fruition for all of us in Louisville.”

**Louisville Revitalization Commission** – Has yet to provide comments.

**Public Safety** – “Great project. No concerns.”

**Building Safety Division** - Has reviewed and has no additional comments.

**City Manager’s Office:**

- Clarify how this meets parking requirements.
- Will traffic flow work with Front/County?
- Does the proposal address the concerns expressed by neighbors?
- Will additional lighting be needed on Front Street?

**Economic Development:** Provide street lights along Front Street.

**Parks Department:**

PUD Sheet A2

- Provide ADA access to the grain elevator and other buildings.
- Show handicap accessible parking for the Lot 1 existing building.
- Provide a handicap accessible east/west walk adjacent to the vehicular access on the south side of the grain elevator.
- Is it the applicants intent to show the bike racks on the west side of Lot 3 so close to the building and away from a hardscape?

PUD Sheet A3

- The landscape legend is shown in the upper left hand corner of the sheet, however only proposed trees are shown on the plan. The landscape plan should be compatible with Downtown Louisville and the surrounding properties.

PUD Sheet A6

- The sheet shows the photometric plan and details, however the sheet is titled ‘Site Plan’. Revise the title of the sheet.

**Planning Department**

PUD

Sheet A1

1. Please provide color renderings prior to Planning Commission meeting.
2. Please indicate maximum allowed height for screening, towers, etc.
3. Street address note – this is the final PUD, please clarify now.
4. Please clarify number of possible tuck-under spaces. Table indicates 5, but drawings show 6.
5. Please indicate number of bicycle parking spaces.

6. Please ensure shared parking/access/maintenance agreement includes access and parking across leased BNSF land.
7. Please add note indicating all signs will comply with Downtown Sign Manual or request waivers.

#### Sheet A2

1. Please indicate location of trash/recycle storage for Lot 1 on plan.
2. Please show ADA parking and access for Lot 1.
3. Provide more detail on proposed relocated historic structure. This proposal may not be compatible with future conservation easement on Outlot A.
4. Provide more information on proposed freestanding sign. Must comply with Downtown Sign Manual or request waiver. Please move it out of the 5' front setback.
5. Clarify proposed modifications to Front/County.
6. Work with Planning and Public Works departments to determine layout of sidewalk.

#### Sheet A3

1. Please provide dimensions of potential tuck-under spaces.
2. Please provide dimensions for Lot 2 spaces
3. Please provide dimensions for parallel space on Lot 1.
4. Please detail signage to be used to indicate north access drive is one way.
5. Provide more detailed landscape plan. Landscape should comply with Design Handbook for Downtown Louisville and be compatible with Downtown Louisville and surrounding properties.

#### Sheet A4

1. On drawing A2, indicate alternative layout of building to include tuck-under parking.
2. Please clarify how ADA access will be provided to Grain Elevator. Drawings of main entrance are not clear.

#### Sheet A5

1. Please indicate heights of buildings on drawings.
2. Please indicate dimensions of wall signage areas. Signs should comply with Downtown Sign Manual.
3. West elevation of Lot 3 seems to include a lot of corten siding. Consider including more variation in materials.
4. Indicate siding materials on north elevation drawing of Lot 3.
5. Lot 3 building provides large 3-story mass adjacent to north property line. Consider providing more articulation to disguise third story mass.
6. Based on preliminary conditions of approval and discussions with Planning staff, new skin on Lot 1 building was to extend around southwest corner. Please modify accordingly.

#### Sheet A6

1. Please include picture of light type F.
2. Provide street lighting per Public Works standards.

#### SRU

1. Please ensure all designated outdoor activity areas are large enough to meet all future needs.

## **Public Works**

### **GENERAL**

1. A final drainage report will be required to be submitted and approved in conjunction with the civil construction plans.
2. A Subdivision Agreement is required for the development to address the construction of public curb gutter and walk on the east side of County Road, utility undergrounding, upgrade of street lighting, private/public storm sewer improvements, storm drainage facility maintenance, utility cuts in County Rd, etc..
3. Staff noted overhead utility lines within and adjacent to the site. New developments are required to underground dry utility lines. Specific requirements concerning undergrounding will be included in the subdivision agreement.
4. Public improvement construction plans shall be prepared, submitted and approved by the Public Works Department per Design and Construction Standards. Requirement for submission of public improvement construction plans will be included in the Subdivision Agreement.
5. The subdivision is 1.54 acres and will require applicant to acquire a State Storm Water Quality Permit. Public Works requires submission of a Storm Water Management Report prepared in conformance with the revised City template (accessed through the City website).
6. Applicant to provide a landscape plan that indicates the plant materials proposed with the development. Landscape materials shall not impair the City's ability to maintain its facilities (e.g. clearance between utility lines and trees) or cause damage to public improvements (e.g. clearance between curb/walk and trees, irrigation design within ROW).
7. If the proposed lease area is acquired from BNSF for parking, the existing inlet will not work with the proposed parking layout. If this lease is acquired, submittal of the modification of the drainage in this area must be reviewed and approved by Public Works.
8. Will any of the improvements be phased?
9. The proposed improvements do not tie into the existing improvements. It is unclear what improvements will be constructed with this development. Clarify the curb and gutter and walks. Public Works does not support reducing the width of County Road as shown. Walks and curbing do not tie back into existing curbing at the project limits. With the current layout, here are some impacts:
  - a. Offset street crown
  - b. May require a complete mill and overlay of County Road
  - c. Non-uniform cross slopes
  - d. Conflicts with utility manholes.

### **FINAL PLAT**

1. Revise the northerly 20' utility easement to increase the width by shifting the north line of easement to property line.

2. Revise the 15' easement on the east side of lot 3 to include "City Maintenance and Access". Revise the easement to stop at the City Exclusive Easement on the north.
3. Applicant shall submit a copy of the BNSF lease agreement for staff review.
4. Provide a drainage easement for the proposed BMP's (Rain Garden and Stormceptor).
5. Provide easement for existing irrigation ditch on south side of Lot 1. Provide agreement from Ditch owner accepting the easement.

#### FINAL PUD

##### Cover Sheet A1, Sheet 1 of 9

1. Applicant to revise sheet titles on Sheet Index. Names do not match sheet titles.

##### Site Plan Sheet A2, Sheet 2 of 9 And Special Review Sheet 1

1. Will the applicant relocate/install a new fence along the northerly property line? Noted existing fence and alley encroachment.
2. Revise the proposed 20' utility easement and add the maintenance access easement as requested in plat comments.
3. The applicant shall clearly show the proposed improvements on County Road. It appears new curb and gutter is being installed west of the existing curb, effectively making the road smaller. Public Works does not support making County Road smaller.
4. The applicant shall show the access and driveways to the west (Parbois Place)
5. Applicant to work with Planning and Public Works departments to determine layout of sidewalk.
6. Any patio seating or similar appurtenances placed in the right of way will require a revocable license agreement (Patios).
7. Label the structures in Outlot A. Verify these are not in the proposed rain garden.
8. Show the property line and alley to the north of the project.
9. Provide accessible stalls for Lot 1 per the building department requirements.
10. Label the subdivisions surrounding the property (West, North and South). Also show the BNSF right of way.
11. Explain further "governmental uses" in note a.
12. Label and show existing improvements to be removed (ramp drives, walk etc...)
13. Provide and show all street improvements (traffic calming, streetscape, etc...). Note indicates potential improvements. This being a final Plat/PUD – show the improvements being requested.
14. Remove crosswalk striping at access.
15. Show the alley improvements to the north (including right of way). How will the alley transition from public to private? This will be a dead end public alley.
16. Add the following notes to the plan:
  - a. Applicant to provide detailed landscape and irrigation drawings to Public Works for review and approval during the civil plan review.
  - b. Parkway trees shall be planted no closer than 5' to curb or walk.
  - c. The use of root barrier is required for all trees less than 5' from curb or walk.



- d. The parkway irrigation system shall not water paved surfaces.

Site Plan Sheet A3, Sheet 3 of 9

1. The Applicant shall remove or revise the alternate parking plan. This would eliminate the water quality for the subdivision. Provide an alternate that meets the water quality requirements or remove the alternate plan.
2. The applicant shall verify with the Fire Department that 15' drive aisle is acceptable (Lot 3).
3. The applicant shall show the north access as a detached ramp drive per City details (all sheets).

DRAINAGE PLAN

Sheet C1.0

1. The applicant shall show and label the floodplain.
2. Operations Division to review access to storm sewer to determine if proposal is acceptable.
3. Plan indicates private storm sewer connections to the existing 54" storm sewer. Refer to Preliminary Drainage Report comments.
4. The drive location at Elm Street shall be accomplished using a cross pan or a ramp drive with detached walk.
5. Applicant shall add pipe sizes to the plan.
6. The applicant shall include water quality for Basins A, B, OS2 and OS3. One option would be the use of a Stormceptor manhole prior to release into the public storm sewer.
7. The applicant shall provide 2 – 15' type R inlets near the middle of the access on the north side of Lot 3. The requirements for the inlets are:
  - a. Sump inlets
  - b. Connected by 36" pipe and connected to the existing 54" storm sewer by 36" pipe.
  - c. Inlets should be capable of 18" of ponding.
  - d. These improvements will help mitigate the 100 year floodplain in conjunction with the City Floodplain mitigation project.
8. Add a note to the plan indicating that all storm sewer is private unless otherwise noted.
9. The applicant shall provide an easement for the rain garden.
10. Provide an agreement for the release of drainage into the irrigation ditch between the developer and the ditch owner.
11. The applicant shall provide a discussion on the existing pavement east of the property (within BNSF right of way). Will the new pavement connect to this existing pavement?
12. The applicant shall label the existing contours.

UTILITY PLAN

Sheet C2.0

1. Applicant shall provide water demand information for proposed domestic water services and proposed irrigation service.

2. Applicant shall provide fixture count for existing warehouse building at 500 County Road. Also, indicate location and size of existing water and sanitary sewer service lines.
3. Applicant shall install new street lighting on east side of County Road, adjacent proposal.
4. Operation Division to determine if tapping tees/gate valves are acceptable on County Road for the fire line connections. Also, determine if site access or proposed alley access is acceptable for maintenance activities (e.g. sewer jetting).
5. The Operations Division noted an existing water main stub approximately 100' north of the SW corner of Lot 1. Applicant shall abandon the unused water main stub as directed by the City.
6. Applicant to revise the call out for the water taps. A tapping saddle at this proposed services is not required (these will be direct taps on the main). Revise the wet tap to a "cut in" tee for the 8" x 4" fire service.
7. The applicant to remove the existing power pole in conflict with the north access walk.
8. The applicant shall work with Public Works for the tap fees for the project.
9. The applicant shall provide the additional easement to the north and rain garden as previously commented.
10. The applicant shall show the water stub to be abandoned to the south. The label is pointing into space.
11. The trash enclosure structure will be above the new sanitary services – consider rerouting.
12. The applicant should verify with the building code that the long services do not require upsizing because of losses.

#### PRELIMINARY DRAINAGE REPORT

1. Applicant shall prepare a final drainage report in conformance with the City's Drainage Criteria Manual and shall include:
  - a. HGL profiles and calculations
  - b. Inlet sizing
  - c. Riprap sizing
  - d. Rain garden details (including planting and maintenance/replacement schedule)
  - e. Other water quality details (Stormceptor?)
  - f. Stamped and signed
2. As mentioned previously, the drainage plan/report is non-conforming to City standards. There are several basins with high imperviousness that release directly into the storm system. Add treatment for Basins A, B, OS2 and OS3. Stormceptor or other methods should be considered.
3. Page 2, Change the City project year to 2015.
4. Page 2, Proposed Site Basins, update paragraph as this references 3 different detention ponds?

5. Page 3, Basin OS3. Include the revisions that must be made to the existing type R inlet if the parking area is utilized. Include approvals by Public Works for new layout and modifications.
6. Page 4, Conclusion, Statements contradict each other. 1<sup>st</sup> paragraph should be revised as it has not been designed in accordance with the criteria based on variances. Applicant shall indicate specific variances being requested (10 year and 100 year volumes for detention).
7. The applicant shall provide 2 – 15' type R inlets near the middle of the access on the north side of Lot 3. The requirements for the inlets are:
  - a. Sump inlets
  - b. Connected by 36" pipe and connected to the existing 54" storm sewer by 36" pipe.
  - c. Inlets should be capable of 18" of ponding.
  - d. These improvements will help mitigate the 100 year floodplain in conjunction with the City Floodplain mitigation project.
8. Provide agreement from Ditch owner accepting the flows from the existing building into the irrigation ditch.
9. Provide the volume contained in the rain garden/swale within the calculations and compare to the detention calculations. Revise detention calculations based on type B soils as indicated in soil descriptions.
10. Verify that Basin OS3 will have gravel parking as indicated in the calculations. Pavement will require the calculations to be revised.
11. Fig 2 – The applicant shall provide the following:
  - a. Pipe sizes
  - b. Label existing contours
  - c. Show and label the flood plain
  - d. Label the building finished floor elevations
  - e. Update map based on previous comments (easements, inlets, water quality, etc...)

Because the landmark request for the Grain Elevator needs to be reviewed by the Historic Preservation Commission before the HPC reviews the PUD application, and we have not received a landmark application yet, the PUD is being moved to the March Planning Commission meeting. Please address all of the comments in this letter prior to the March 12, 2015 Planning Commission meeting. The submittal for the Planning Commission meeting will need to be received by Friday, February 13, 2015.

Please let me know if I can be of any assistance in answering questions or clarifying any of these comments. I can be reached at (303) 335-4596 or by e-mail at [scottr@louisvilleco.gov](mailto:scottr@louisvilleco.gov).

Respectfully,

Scott Robinson  
Planner II

Cc: Troy Russ, Planning Director  
Craig Duffin, City Engineer

**To:** Scott Robinson, Planner II  
**From:** Cameron Fowlkes, Civil Engineer III *Cameron Fowlkes*  
**Date:** March 31, 2015  
**Re:** Grain Elevator (Louisville Mill Site)

---

Public Works Department received the revised development application referral for the Grain Elevator (Louisville Mill Site) on March 16, 2015. Staff reviewed the Final Plat, PUD and Drainage Report and has the following comments:

**GENERAL**

1. Staff noted overhead utility lines within and adjacent to the site. New developments are required to underground dry utility lines. Specific requirements concerning undergrounding will be included in the subdivision agreement.
2. Phasing of the improvements should be identified in the subdivision agreement (if phased)?
3. Can the SRU sheet be combined with the site plan in the PUD documents?

**FINAL PLAT**

1. Provide easement for existing irrigation ditch on south side of Lot 1. Public Works received approval of the roof drainage release into the irrigation ditch, but an easement is required on the plat for the ditch owner to maintain their facility.

**FINAL PUD**

Cover Sheet A1, Sheet 1 of 9

1. Applicant to revise sheet titles on Sheet Index. Sheets EX-1 and EX-2 are incorrect.

Site Plan Sheet A2, Sheet 2 of 9 and Special Review Sheet 1

1. Label the subdivisions surrounding the property (West, North and South).
2. The applicant shall show and label the floodplain.
3. Add the following notes to the plan:
  - a. Applicant to provide detailed landscape and irrigation drawings to Public Works for review and approval during the civil plan review.
  - b. Parkway trees shall be planted no closer than 5' to curb or walk.
  - c. The use of root barrier is required for all trees less than 5' from curb or walk.
  - d. The parkway irrigation system shall not spray onto paved surfaces.



Fire Truck Turning Exhibits Sheets EX-1 and EX

1. Noted wheel path on both exhibits goes outside the proposed curbs southeast of the grain elevator building. The applicant shall verify with the Fire Department that drive aisles are acceptable.

**DRAINAGE PLAN**

Sheet C1.0

1. The applicant shall show and label the floodplain.
2. Add a note to the plan indicating that all storm sewer is private unless otherwise noted.
3. "Existing Type R Inlet" label is not pointing to anything (northwest corner of site). Fix leader.

**UTILITY PLAN**

Sheet C2.0

1. Applicant shall provide water demand information for proposed domestic water services and proposed irrigation service.
2. Indicate location and size of existing water and sanitary sewer service lines. The information will be used to complete the subdivision agreement.
3. Applicant shall install new street lighting on east side of County Road, adjacent proposal.
4. The applicant to remove the existing power pole in conflict with the north access walk. See general comment #1.
5. Grease traps may be required on the sewer services for each building. This will be determined with the construction plans.

**PRELIMINARY DRAINAGE REPORT**

1. Page 4, Conclusion- Statements still contradicts each other. First paragraph should be revised as it has not been designed in accordance with the criteria based on variances.
2. Fig 2 – The applicant shall provide the following:
  - a. Show and label the flood plain
  - b. Label the building finished floor elevations
3. The final drainage report will be completed with the construction plans.



# ***Planning Commission***

## ***Meeting Minutes***

**April 9, 2015**  
**City Hall, Council Chambers**  
**749 Main Street**  
**6:30 PM**

**Call to Order** – Chairman Pritchard called the meeting to order at 6:30 P.M.

**Roll Call** was taken and the following members were present:

Commission Members Present:	Chris Pritchard, Chairman Ann O'Connell, Secretary Steve Brauneis Jeff Moline Tom Rice Scott Russell
Commission Members Absent:	Cary Tengler, Vice Chairman
Staff Members Present:	Troy Russ, Director of Planning and Building Safety Scott Robinson, Planner II

### **Approval of Agenda –**

Moline made motion and O'Connell seconded to approve the agenda. Motion passed by voice vote.

### **Approval of Minutes –**

O'Connell submits one correction. Brauneis made motion and Rice seconded to approve March 12, 2015 minutes. Motion passed by voice vote.

**Public Comments:** Items not on the Agenda  
None.

Regular Business – Public Hearing Items

- **Grain Elevator Final Plat and PUD and SRU: (Louisville Mill Site, LLC.) – Resolution No. 14, Series 2015** - A Resolution recommending approval of a final plat, final Planned Unit Development (PUD), and Special Review Use (SRU) to allow for the construction of a new building and additions to two existing buildings totaling 27,000 square feet and allow outdoor sales and activities at the Grain Elevator site, 500-544 County Road.
  - Applicant and Representative: Louisville Mill Site LLC (Erik Hartronft)
  - Owners: City of Louisville and RCC LTD
  - Case Manager: Scott Robinson, Planner II

**Conflict of Interest and Disclosure:**  
None.

**Public Notice Certification:**

---

**City of Louisville**  
*Department of Planning and Building Safety*  
749 Main Street Louisville CO 80027  
303.335.4592 (phone) 303.335.4550 (fax) [www.LouisvilleCO.gov](http://www.LouisvilleCO.gov)

Published in the Boulder Daily Camera on March 22, 2015. Posted in City Hall, Public Library, Recreation Center, and the Courts and Police Building and mailed to surrounding property owners and property posted on March 20, 2015.

**Staff Report of Facts and Issues:**

Scott Robinson presented from Power Point:

- Located on south side of Louisville, east side of County Road, and west side of the BNSF railroad tracks.
- Property zoned commercial business and governed by the Louisville Municipal Code (LMC), Downtown Framework Plan, Design Handbook for Downtown Louisville, and the Downtown Sign Manual.
- Two owners who are the City of Louisville for the northern portion housing the Grain Elevator and the former Napa building and RCC for the southern portion housing the warehouse building.
- Final plat would be into three lots and one outlot.
- RCC owner has existing long-term BNSF lease on railroad property used for parking. There is a purchase and sale agreement between City of Louisville and Louisville Mill Site LLC for the northern portion which includes no public land dedication requirement, waived by City Council.
- Additions to two buildings:
  - Lot 1 Warehouse Building: 10,000 SF existing
  - Lot 2 Grain Elevator: 4,000 SF existing + 1,500 SF proposed
  - Lot 3 New Building: demolished and replaced 19,000 SF proposed
- 32,454 square feet leasable area
- Lot coverage and rear setback waiver requests governed by LMC and complies with setbacks except in two places.
  - Lot 1 existing building does not comply with rear setback requirement but no changes to it, requesting waiver for existing setback.
  - Grain Elevator addition to the back will connect two usable ends for one tenant; wish to add restrooms and hallway; will technically extend one foot from the lot line but no nearby adjacent use (leased BNSF property and RR tracks).
- Two lots over maximum allowed lot coverage but when site is considered as a whole, the complete site is under the maximum allowed lot coverage.
- Waivers requested for maximum height under Downtown Framework Plan. The site is a transition zone which allows 2 stories and 35 feet. In preliminary PUD, applicant requested 3 stories and 35 feet. Within further plan development and flood plan development permit process, applicant needs to raise the building 2 feet. Applicant is requesting 38 feet height. Defined rooftop screening will take height to 41.5 feet in proposal.
- Parking: 63 parking spaces required, applicant will provide 64 spaces provided with potential for 17 additional spaces. Extended lease for more BNSF land which will add 13 spaces. Applicant proposes 18 spaces will be small car spaces (less than City standard measurement of 19 feet long and 9 feet wide).
- Architecture will echo industrial mining buildings formerly found in Louisville, and similar to existing Grain Elevator. Wood siding and Corten corrugated metal roofing and siding with moderate feel of glazing and glass. Grain Elevator addition will reconstruct porte cochere. Historical Preservation Committee has reviewed the proposal and is in favor of design.
- Signage generally complies with Downtown Sign Manual. Requested monument sign not allowed but two freestanding signs can be added at main drive aisles.

- SRU is to request outdoor dining, gatherings, sales, and weekend activities on property. Staff recommends condition to limit outdoor activity to between 8 am and midnight which is consistent with outdoor dining and activities in Downtown Louisville.

Staff Recommendations:

Staff recommends approval of Resolution 14, Series 2015, recommending approval of a final plat and PUD and SRU for the Grain Elevator site with three conditions:

1. The porch at the southwest corner of the Lot 1 building shall be expanded and columns and wood siding elements shall be added with landscaping and trees to further screen the existing building materials.
2. The proposed monument sign shall be removed and two freestanding signs shall be allowed, one at each main access drive, with the size, lighting, and detail to comply with the Downtown Sign Manual.
3. Outdoor sales and dining shall be limited to between the hours of 8 am and midnight.

Commission Questions of Staff:

Brauneis asks what is driving the conditions for outdoor sales and dining. How does it compare with this zoning typically?

Robinson says the property is adjacent to residential uses so Staff does not want outdoor dining at late hours. This is consistent with the rest of Downtown which has a cut off for outdoor dining at 12 am.

Moline asks what is the height of the Grain Elevator?

Robinson says approximately 50 feet.

Brauneis asks about flood plain issues and the applicant needing to raise the building.

Robinson says the City is currently pursuing drainage improvements in this area which could reduce the base flood elevation. If this goes through before the building is constructed, the applicant intends to lower the building back down.

Rice says the building on Lot 2 is already 50 feet tall. Lot 1 on preliminary was approved to 35 feet and to three stories. Final PUD is requesting 38 feet. He asks what was approved for Lot 3 and 35 feet on the preliminary. Lot 3 now is requesting 41.5 feet.

Robinson says Lot 1 is based on requirements meeting the flood plain permit. Lot 3 was approved at 35 feet for building height and three stories, with additional height for screening which had not been defined yet. The proposed building is 38 feet to top of roof with another 3.5 feet for screening mechanical facilities.

Russell asks about outdoor sales and dining. He mentions noise and music. He wonders if more specific language is needed in the condition.

Pritchard wants to Staff to look at Lulu's wording so that requirement is consistent.

Applicant Presentation:

Eric Hartronft, Louisville Mill Site LLC, 950 Spruce Street, Louisville, CO

Randy Caranci, RCC Inc., partner present.

Hartronft presents from Power Point:

- Louisville Mill Site LLC purchased land from City of Louisville.
- Property located on south end of Downtown, zoned transition, but different from the rest of transition zone because it is populated with larger buildings.
- Applicant wants to make the Grain Elevator the centerpiece of the development, so it is being restored for commercial uses as well as structurally stabilized.
- Wrap around existing warehouse necessary as well as fill-in of cutout portion with new square footage to create new aesthetic.

Applicant shows aerial pictures of the site of warehouse, Grain Elevator, and old Napa building as well as historical pictures of the property.

- Historic grain elevator before stabilization
- Historic grain elevator in operation early 1910

- Turn of the century Louisville was agrarian and industrial with ACME mine.

Proposed PUD site plan:

- Create open space in front of Grain Elevator to be used as park with picnic tables.
- Wants to bring Downtown streetscape to Front Street in front of building, transition from attached sidewalk to detached sidewalk.
- Bring Downtown street lighting to create node at Elm Street (northwest corner) for a crosswalk for safe pedestrian crossing. Applicant does not feel there is enough traffic calming in the area for cars at higher speeds. Applicant wishes to work with the City and LRC regarding lighting.
- As part of the purchase agreement, the applicant has negotiated a conservation easement to be placed on Outlot A as a “no-build” zone. Applicant does not want buildings placed in front of the Grain Elevator.
- RCC Inc. has current lease with BVSD for parking which will be continued as well as extending the lease to pick up 13 spaces. They are not currently counted in the calculations.
- Site designed to preserve views to Grain Elevator with “no-build” zone and access to utility easements to Lot 2 and Outlot which expands the “no-build” zone.
- Applicant in contact with Warembourg family regarding donation of historic scales back to the property. They would be installed next to the porte cochere. They currently exist at the Warembourg farm.
- In addition, there is a small granary existing on the Warembourg farm. Applicant wishes to relocate the small granary near the large Grain Elevator and restore it. It is 11.5 feet height at peak and floor is 14 x 10 feet. When full, small granary held up to 900 bushels; Grain Elevator held over 20,000 bushels.
- Applicant discusses third story and 35 feet height limit. A two story development was explored which would mean expanding the footprints. It would impede into the view shed of the Grain Elevator. It is superior to make the buildings more compact, less spread out, and up to 4 to 5 feet over the arbitrary height limit. Height is measured from average grade. Site has low spots along the street and property rises to patio in front, required because of flood plain issue. Building needed to be pushed out of the flood plain.
- Architectural concept is to celebrate the agrarian history of Louisville as well as provide commercial benefit to the City. The Grain Elevator inside contains a six-pack of grain bins in the middle of the structure, extending below grade to upper area, measuring 45 feet tall and 12 x 14 feet in dimension. The applicant wants to preserve them and upper area as an interpretative historic site. Proposed plan includes a stairway to upper catwalk for viewing. The southern warehouse and the office area are usable space. To connect these areas, the applicant wants to construct an eastern addition for restrooms, small kitchen, and utility areas as well as a western addition. The eastern addition will be fashioned like an old railcar since this is where one would historically be located.
- HPC has endorsed this proposal.
- Applicant agrees with the conditions from Staff. Applicant has made the porch at Lot 1 much larger and brought siding onto the building as backdrop for signage. Different earth tone colors will be used. Applicant is okay with loss of monument sign; at each entry points to the development, post mounted signs in full compliance are acceptable. The hours of operation are agreeable.
- Applicant discusses items with Public Works regarding flood plain mitigation to storm, sanitary, and sewer.
- Applicant states that all overhead utility lines on and off the site would be underground. All utilities will be underground on site, but utility lines near the site are too expensive to address. Applicant wants Condition that they are not required to do this.



- Applicant mentions installing streetlights on County Road. There currently are three lights mounted on wood poles and are standard cobra heads. Applicant needs financial assistance from the City and LRC in order to afford streetlight installation. Applicant wants Condition regarding lighting.

Commission Questions of Applicant:

Moline asks about flood plain and timing to lower flood plain elevation. Can you lower the northern building? Asks about timing of City improvements and your improvements.

Hartronft says it could be lowered 18 inches to 2 feet. The City improvements must go through FEMA. If initial plans are approved for floodway improvement and construction has started, the applicant thinks they will go back to the Board of Adjustments and ask for variance. They are working with Staff.

Brauneis asks about the third floor on the Lot 3 building and setbacks.

Hartronft says the slide is older but he shows where the third floor would be on the building on Lot 3. He shows how the roofs "contain" the third floor.

Russell asks about building on Lot 3 and the front setback. How do you measure the front setback of the building that is askew and stepped back. Curb to curb?

Hartronft says the 5 feet is to the furthest projection of the building face. Property line to corner of building.

Public Comment:

Michael Menaker, 1827 W Choke Cherry Drive, Louisville, CO

He wishes to speak about the people bringing this project forward, the history behind it, and the vision from the City that led to it. It has been a longtime goal for this City to preserve the Grain Elevator. It looked like it was an impossible task. There was an attempt led by Eric Hartronft that was not successful but he didn't give up and came back. For those of you who might not know here and at home, Eric Hartronft is the founding father of the historic preservation movement in the City of Louisville. He is an original member of our Historic Preservation Commission. He lives here, his business is here, he is an architect by trade, and an historic preservationist by passion. As I have noted before, the Caranci family name is so imbedded in the history of Louisville that it is literally engraved in stone on the building in which we sit tonight. I don't think anybody else could have done this without these deep connections to Louisville and our history. I can't thank them enough for their perseverance, their dedication, and their passion that makes this project possible. I remember Jean Morgan when we were first doing this, selling key lime pies (and still selling key lime pies) to help raise money for this. The City has dedicated tremendous resources to this. The historic preservation community has worked hard for this. When we were trying to pass the historic preservation tax which is still unique in the country, the fliers we put out door to door had a picture of this structure on it. I support this whole heartedly, I urge you to do the same, and in reference to the concern from the neighbors that at previous meetings expressed some concern about the height, it is ironic that when their homes were built, their neighbors said exactly the same thing. I think overall when you weigh the merits of this design and the balance of the architecture and the aesthetics, this is a project that we will be thrilled to have not only for years but for generations. I urge your enthusiastic and unanimous support.

Jean Morgan, 1131 Spruce Street, Louisville, CO

I would like to compliment the two builders on this. They have done a tremendous job. I think it looks fabulous and I am grateful that we have Eric and Randy on this project. It couldn't have a better team. The key lime pie money will go to buy all the historic pictures we have, have them framed, and hang them in the historic area of the Grain Elevator.

Christine Warembourg Wecker, 115 W Cherry Street, Louisville, CO

She is one of the owners of the ranch on Murphy Hill. I have written something to speak tonight because a lot of times when I speak in this room, I get emotional. As coal miners worked underground in Louisville, there were farmers working above ground. Many times, the same individuals working the mines in the wintertime were the farmers and people helping out the farmers in the summertime. As a member of one of the farm families, I want to express my appreciation, first to Randy and Eric for taking on the project of restoring the elevator, one of the few symbols of farming in this community, and it is not a small task. Also, thank you to the Historical Commission and to you as well for recognizing the importance of educating the community in providing a place for those who have been here for generations and newcomers to connect with our history. My father, Klubert, and his brother, Dutch, purchased the scales located at the elevators so farmers could continue to weigh their grains before taking them to Denver or Greeley after the Elevator closed. We have donated them to the restoration project knowing it is an integral part of the restoration. We also want to donate the small granary that has been at the ranch since our family moved there in 1957. Pete Murphy purchased the land containing the ranch as well as the land the elevator now sits on in 1905. He began to ranch and milk cows immediately upon purchase at our ranch, and built the granary. It is small and has all the requirements of storing grain. There is a window at the peak on the side, ventilation holes to allow for fresh air to keep the grains from spoiling, and there is ventilation underneath which is a very interesting process. There is tongue-and-groove wood inside to prevent the grain from seeping through the walls. It has sat at the same location since we believe around 1910. It is leaning badly, barely missed being destroyed by the flood, but stands proud as a symbol as those who worked so hard to feed us. It is with pride that we donate this to the community that my family has lived in, as of last year, for six generations. I look forward to it being restored and telling the story my family told me and my children for generations about the joy and hardship of farming here.

Sherry Sommer, 910 S. Palisade Court, Louisville, CO

I appreciate this plan and this is first time I have heard about it. It looks like it has a lot of integrity. I appreciate what Eric said about the traffic calming. I don't know if this is your purview or City Council's, but I think it will be really important, especially when they fix the County bridge that comes from a busy area, to make sure people don't shoot through since children are there. I don't know if the hours of operation for outdoor dining are customary or if that's the law in Louisville. I don't live in downtown but I feel for the people who do. You go out to dinner until around 8 or 9 o'clock, and after that, people go out to drink. When they drink, they get loud. There have been problems with this for people living downtown. It should be addressed regarding the hours that people are allowed to go out, and infringe on people's personal time at home.

Debby Fahey, 1118 W Enclave Circle, Louisville CO

I would like to reiterate all of the praise that has been given, first to Randy and Eric. I think they have done a wonderful job. This is a really significant structure for the history of Louisville. As Chris Wecker pointed out, it is the only real visual reminder that we have of the agricultural history of the town. We have a lot of mining history that is documented. This is the first thing has been done agriculturally. I would also like to thank Chris and her family for donating the scales and the little grain shed.

Summary and request by Staff and Applicant:

Russell wants clarification on underground and overhead utilities, and the streetlights. Robinson says the condition from Public Works relating to the overhead utility lines was that overhead utility lines within and adjacent to the site and new developments are required to underground dry utility lines. Specific requirements concerning undergrounding will be included in the subdivision agreement. He recognizes there could be some confusion about that condition and whether they are required to underground utilities off site or the ones on-site. Staff

recommends a condition that the applicant work with Staff and Public Works to clarify the need to underground utilities on-site and that it will be addressed in the subdivision agreement.

Russ says this is the first time that Staff has heard of this concern. He requests a condition from Planning Commission that street lights also be clarified. We request to continue the applicant's concern for clarification prior to City Council.

Robinson says regarding outdoor dining, Staff has Lulu's condition. It says "the outdoor patio shall not be used past 12 am on any given day".

Russ asks that the applicant respond to the two additional conditions.

Hartrnft says they are happy to work on the street light issue with Staff. They also like the condition that the applicant underground all on-site utilities, not adjacent.

Staff recommends approval of **Grain Elevator Final Plat and PUD and SRU: (Louisville Mill Site, LLC.) – Resolution No. 14, Series 2015** - A Resolution recommending approval of a final plat, final Planned Unit Development (PUD), and Special Review Use (SRU) to allow for the construction of a new building and additions to two existing buildings totaling 27,000 square feet and allow outdoor sales and activities at the Grain Elevator site, 500-544 County Road, with five conditions:

1. The porch at the southwest corner of the Lot 1 building shall be expanded and columns and wood siding elements shall be added with landscaping and trees to further screen the existing building materials.
2. The proposed monument sign shall be removed and two freestanding signs shall be allowed, one at each main access drive, with the size, lighting, and detail to comply with the Downtown Sign Manual.
3. Use of the outdoor areas shall be limited to between the hours of 8 am and midnight.
4. The applicant and City Staff will continue to work to clarify and address requirements related to Public Works comments regarding streetlights on County Road.
5. The applicant and City Staff will continue to work to clarify and address requirements related to Public Works comments regarding undergrounding utilities adjacent to property.

Closed Public Hearing and discussion by Commission:

Russell is in support. He thinks it is a great project. It is a project with a tremendous amount of community value being created.

Rice is in support. This is a terrific project. The question of height has been answered by the applicant. This project has tremendous economic potential for the City. It currently generates little and will be a tremendous asset to the City.

O'Connell is in support. The quality of the design and the consideration of the City and the neighborhood surrounding it definitely warrants the waivers on the heights. She is in favor regarding the conditions. As long as the applicant is fine with what Staff suggests, she is in support of the resolution.

Moline is in support. He appreciated hearing people's comments about the project which is a great one. To hear the community come together in their support of the project is symbolic of our city here in Louisville.

Brauneis is in support. He is very excited about the project. He looks forward to it becoming a reality. He is concerned about issues of undergrounding utilities and streetlights.

Pritchard is in support. He thinks it will be a great addition to the community. He understands the applicant's concern regarding underground utilities and streetlights. He has no problem with variances. He is concerned about small parking spaces.

Motion made by Brauneis to approve Resolution No. 14, Series 2015 with five conditions, seconded by Moline. Roll call vote.

Name	Vote
Chris Pritchard	Yes
Jeff Moline	Yes
Ann O'Connell	Yes
Cary Tengler	N/A
Steve Brauneis	Yes
Scott Russell	Yes
Tom Rice	Yes
Motion passed/failed:	Pass

Motion passes 6-0.

**RESOLUTION NO. 30  
SERIES 2015**

**A RESOLUTION DESIGNATING THE LOUISVILLE GRAIN ELEVATOR LOCATED  
AT 540 COUNTY ROAD A HISTORIC LANDMARK**

**WHEREAS**, a historic landmark application for the Louisville Grain Elevator, located at 540 County Road, on property legally described as Tract 712 8-1S-69 1.21 AC M/L Per Deed 952513 11/16/88 BCR; has been submitted to the City Council; and

**WHEREAS**, the City Staff and the Louisville Historic Preservation Commission have reviewed the application and found it to be in compliance with Chapter 15.36 of the Louisville Municipal Code; and

**WHEREAS**, the Louisville Historic Preservation Commission held a properly noticed public hearing on the proposed landmark application and has forwarded to the City Council a recommendation of approval; and

**WHEREAS**, the City Council has duly considered the proposed landmark application and the Commission's recommendation and report, and has held a properly noticed public hearing on the application; and

**WHEREAS**, the building was constructed around 1908, and has retained its architectural form, and represents the uncommon stacked-plank construction style; and

**WHEREAS**, the building has social significance because of its strong association with the agricultural history of Louisville; and

**WHEREAS**, the building is on the National Register of Historic Places; and

**WHEREAS**, the property on which the building sits helps convey the context and historic significance of the building; and

**WHEREAS**, the City Council finds that these and other characteristics specific to the individual structure are of both architectural and social significance as described in Section 15.36.050 (A) of the Louisville Municipal Code and justify the approval of the historic landmark application.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO:**

1. The proposed historic landmark application for the Louisville Grain Elevator is hereby approved and the individual structure is hereby designated an historic landmark to be preserved as such.



2. The landmark site shall be all of Lot 2 of the Louisville Mill Site subdivision.
3. An incentive of \$10,000 shall be awarded to the property owner pursuant to Chapter 15.36 of the Louisville Municipal Code, with the attendant protections for landmarks pursuant to that chapter.
4. The City Clerk shall provide written notification of such designation to the property owners and cause a copy of this resolution to be recorded with the Boulder County Clerk and Recorder.

**PASSED AND ADOPTED** this 19<sup>th</sup> day of May, 2015.

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Robert P. Muckle, Mayor

ATTEST:

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Nancy Varra, City Clerk

**RESOLUTION NO. 02  
SERIES 2015**

**A RESOLUTION MAKING FINDINGS AND RECOMMENDATIONS REGARDING THE  
LANDMARK DESIGNATION FOR A HISTORICAL INDUSTRIAL STRUCTURE LOCATED  
AT 540 COUNTY ROAD.**

**WHEREAS**, there has been submitted to the Louisville Historic Preservation Commission (HPC) an application requesting a landmark eligibility determination for a historic industrial structure located at a 540 County Road, known as the Louisvill Grain Elevator, on property legally described as TRACT 712 8-1S-69 1.21 AC M/L PER DEED 952513 11/16/88 BCR, Town of Louisville, City of Louisville, State of Colorado; and

**WHEREAS**, the City Staff and the HPC have reviewed the application and found it to be in compliance with Chapter 15.36 of the Louisville Municipal Code, including Section 15.36.050.A, establishing criteria for landmark designation; and

**WHEREAS**, the HPC has held a properly noticed public hearing on the proposed landmark application; and

**WHEREAS**, 540 County Road (Louisville Grain Elevator) has social significance because it exemplifies the cultural, political, economic or social heritage of the community considering its association with prominent families in Louisville; and

**WHEREAS**, the Louisville Grain Elevator has architectural significance because it represents the early 20<sup>th</sup> industrial wood frame construction; and

**WHEREAS**, the HPC finds that these and other characteristics specific to the Louisville Grain Elevator have social and architectural significance as described in Section 15.36.050.A of the Louisville Municipal Code; and

**NOW, THEREFORE, BE IT RESOLVED BY THE HISTORIC PRESERVATION  
COMMISSION OF THE CITY OF LOUISVILLE, COLORADO:**

The application to landmark the Louisville Grain Elevator be approved for the following reasons:

1. Architectural significance of the form and construction.
2. Association with the agricultural heritage of Louisville.

**PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Kirk Watson, Chairperson

# Landmark Designation Nomination Form

APRIL 2014

As you complete this form, please be aware it will become part of the meeting packet for the Historic Preservation Commission and Louisville City Council, as well as being available for public viewing on the City's web site.

**DATE:** January 30, 2015

**LANDMARK APPLICATION TYPE:**

☒ Individual Site/Building Landmark

☐ Historic District

**NOMINATION MADE BY:**

☒ Owner

☐ City Council

☐ Historic Preservation Commission

☐ Third Party

Name: Louisville Mill Site LLC - J. Erik Hartronft & Randy C. Caranci, Managers

Address: 950 Spruce Street, Suite 2A, Louisville, CO 80027

Phone: 303-673-9304 Email erik@hapcdesign.com

Relationship to Owner: Purchaser \* randy@carancicorp.com

\*Note-Louisville Mill Site LLC is under contract to purchase the property from the City

**LOCATION OF PROPOSED LANDMARK:**

Address: 540 County Road (Front Street) Louisville, CO

Property Address

Lot 2 Louisville Mill Site Subdivision

Legal Description (Lot Number, Block Number, and Subdivision Name)

Louisville Grain Elevator, (Tract 712 Louisville Milling & Elevator Co.)

Property Name (Historic and/or Common, if known). Leave blank if you do not know.

Previous Addresses (if known) Leave blank if you do not know.

**OWNER INFORMATION:** *(For district applications, please attach separate sheet)*

Name: Same as above

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

**TYPE OF DESIGNATION:** *(Individual building or buildings, other structures, landscape feature, archaeological)*

Individual Building

**BOUNDARIES:** *(Explain if different than the legal description of the property)*

Lot 2 Louisville Mill Site Subdivision

*Historic Preservation Commission  
Department of Planning and Building Safety  
749 Main Street Louisville CO 80027*

*303.335.4596 (phone) 303.335.4550 (fax) www.louisvilleco.gov*

**CLASSIFICATION:**

Category	Ownership	Status	Present Use	Existing Designation
<input checked="" type="checkbox"/> Building	<input type="checkbox"/> Public	<input type="checkbox"/> Occupied	<input type="checkbox"/> Residential	<input checked="" type="checkbox"/> National Register
<input type="checkbox"/> Structure	<input checked="" type="checkbox"/> Private	<input checked="" type="checkbox"/> Unoccupied	<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Colorado Register
<input type="checkbox"/> Site			<input type="checkbox"/> Educational	
<input type="checkbox"/> District			<input type="checkbox"/> Religious	
<input type="checkbox"/> Object			<input checked="" type="checkbox"/> Agricultural	
			<input type="checkbox"/> Government	
			<input type="checkbox"/> Other	

**SIGNIFICANCE:**

Site/Building is over 50 Years Old and meets one of the following standards

- ☒ **Historic Landmark of Significance** – *must meet one (1) or more of the following criteria*

☒ **Architectural Significance:**

The property:

- exemplifies specific elements of an architectural style or period;
- is an example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally, or locally;
- demonstrates superior craftsmanship or high artistic value; represents an innovation in construction, materials or design; is of a style particularly associated with the Louisville area;
- represents a built environment of a group of people in an era of history that is culturally significant to Louisville;
- shows a pattern or grouping of elements representing at least one of the above criteria; or
- is a significant historic remodel.

☒ **Social Significance:**

The property is the site of a historic event that had an effect upon society; exemplifies cultural, political, economic or social heritage of the community or is associated with a notable person or the work of a notable person.

☒ **Geographic or Environmental Significance:**

The property enhances the sense of identity of the community or is an established and familiar natural setting or visual feature that is culturally significant to the history of Louisville.

- ☐ **Prehistoric or Archaeological Site** – The property has yielded, or may be likely to yield, information important in prehistory or history.

**HISTORICAL INFORMATION:**

Please attach a narrative of the historical significance of the property. Include a title search or city directory research if the property is important for its association with a significant person.

**ARCHITECTURAL and PHYSICAL DESCRIPTION:** This section can be left blank if you do not know the information. (Attach a separate sheet if needed)

1904 - 1906

Construction Date

John K. Mullen

Architect / Builder

## Wood Frame, Timber, Stacked Plank

## Building Materials

Agrarian

Architectural Style

See Attached

Special Features / Surroundings

**Describe any additions or alterations to the property:**

The building is currently undergoing a structural stabilization project.

See Landmark Alteration Certificates and PUD/Plat for the Mill Site Subdivision for additional information on the currently proposed alterations and additions.

**REFERENCE LIST or SOURCES OF INFORMATION:** (Attach a separate sheet if needed)

See Attachment 'A' "Louisville Grain Elevator History" by Bridget Bacon, March 2012

See Attachment 'B' National Register of Historic Places - Record 86000212 w/photos



***PHOTOS:***

Please include photos of EACH ELEVATION of ALL BUILDINGS and STRUCTURES currently on the property.

If historical photos of the site are available they should also be attached.

***FOR OFFICE USE ONLY***

Application Number \_\_\_\_\_

Date Filed with the Planning Department \_\_\_\_\_

Date Determined "Eligible" \_\_\_\_\_ Date Determined "Ineligible" \_\_\_\_\_

Application    ☐ Approved    ☐ Denied

HPC Resolution No. \_\_\_\_\_, Series 20\_\_\_\_\_,

CC Resolution No. \_\_\_\_\_, Series 20\_\_\_\_\_,

Date Recorded \_\_\_\_\_



## **Louisville Grain Elevator History**

**Address:** 540 County Road, Louisville, Colorado

**Legal Description:** Referred to as Tract 712, Louisville

**Year of Construction:** Likely 1905-06 (see discussion)

**Summary:** This building is considered to be one of the area's last remaining wooden grain elevators. It was placed on the National Register of Historic Places in 1986 due to the elevator being "historically and visually the most significant structure associated with the agricultural history of the community." It is also listed on the Colorado Register of Historic Places. Its stacked plank construction style is considered to be rare.

This building was constructed by John K. Mullen, an Irish immigrant who built and operated a number of grain elevators in Colorado in his capacity as President of the Colorado Milling & Elevator Co. Besides being associated with John K. Mullen, the building was also associated with the Moore and Thomas families. The elevator was managed for about 35 years by Louisville resident Howard A. Moore and then his son, Donald Moore. In 1957, it was purchased by Louisville residents Charles Thomas and Quentin Thomas. Charles Thomas was the brother-in-law of Donald Moore.

As shown below, this building is connected with not only Boulder County's agricultural heritage, but is also connected with the area's railroad history, mining history, and the history of the Irish in Colorado. It was owned by an outsider before it became a locally owned Louisville business several decades later. It is located in Louisville's historic downtown area.

Every attempt has been made in the writing of this report to give accurate factual information, to discontinue the use of incorrect information that has occasionally cropped up in past reports about the building, and to compile in this document all of the available information about the structure's history.

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## Construction by John K. Mullen and Early Operation

The story of Louisville, Colorado is often told in terms of its history as a small coal mining town. However, farming not only predated mining in the area, but local farmers continued to play an important role in the town's economy and cultural life through much of the 1900s.

It was on the farm of David Kerr that coal was first discovered in 1877. And since coal mining was seasonal in this area due to the high moisture content of the coal that caused it to disintegrate once the coal was brought out of the ground, coal mining and farming came to have a complimentary relationship. Some miners worked on farms in the warm months, while some farmers worked in coal mines in the cold months. Louisville area farmers, though they did not live in town, certainly identified themselves as Louisville residents and fully participated in the town's economic, civic, and cultural life. They attended Louisville churches, shopped in the stores, and sent their children to Louisville schools. Just as Louisville miners tended to be recent European immigrants, the area farmers also represented different ethnicities.

Louisville faced particular challenges in the 1880s and 1890s (following its founding in 1878) and finally emerged with a viable economy after the turn of the century. This development likely made it a particularly attractive site for someone to build an elevator or mill in the early 1900s. A 1902 *Denver Post* item reported that a company called the Centennial Mill and Elevator Company in Louisville had been incorporated. However, there is no evidence that this was the company that constructed the Louisville Grain Elevator.

Boulder County property records indicate that the property on which the Grain Elevator was built came from The Union Pacific Coal Company. The deeds show that Peter F. Murphy of Louisville purchased property from Union Pacific in August 1905 and resold this parcel to John K. Mullen in October 1905. Both were Irish Catholics. It could be speculated that they knew one another and that Murphy was even acting on Mullen's behalf.

John K. Mullen, who had the Louisville Grain Elevator built, was an Irish immigrant who rose to great heights as the head of an empire of grain elevators and flour mills in Colorado and some surrounding states. He was born in County Galway, Ireland in 1847 and came to the United States in 1856 at the time of the Irish Potato Famine. He and his family settled in Oriskany Falls, New York, where he worked at a flour mill. As a young man, he worked his way West and assumed more and more responsibility in the grain industry. As described on the jacket of William J. Convery's biography of Mullen, *Pride of the Rockies: The Life of Colorado's Premiere Irish Patron, John Kernan Mullen*, Mullen "ruthlessly rose to control of the West's flour milling industry and was one of the architects of early Denver's transformation from a dusty supply town to the Queen City of the Mountains and Plains. A celebrated giver during his lifetime, J.K. Mullen endowed many religious and civic monuments." For example, Mullen High School in Denver was named for him, as was the Mullen Library at Catholic University in Washington, D.C. He helped finance and oversaw the construction of Denver's Cathedral of the Immaculate Conception. At times, he was even the owner of Elitch Gardens and the famous Matchless Mine in Leadville, among other prominent Colorado properties.

The book states that "[e]vidence of Mullen's contribution to the architectural landscape stretches beyond Denver. The tallest structure in many farming towns throughout the Rocky Mountain West is the grain elevator constructed by Mullen's Colorado Milling and Elevator Company" (p. 2). "By 1924, The

Colorado Milling and Elevator Company owned nearly three hundred mills, warehouses, and elevators ...” (p. 197). The following is a portrait of J.K. Mullen from 1933:



Portrait accessed online from the Denver Public Library, Western History Collection, [www.denverlibrary.org](http://www.denverlibrary.org)

As explained in the UC-Denver report on *Eastern Plains and Front Range Grain Elevators of Colorado*, Mullen was not only responsible for bringing to Colorado the Hungarian milling process, but he also played a leading role in creating high altitude flour. The fact that he owned both the grain elevators where farmers would bring their grain and the flour mills where the grain could be processed had the effect of tightening his control on the industry.

Although an accounting of the number of remaining J.K. Mullen’s Colorado grain elevators and mills could not be located for this report, information was found regarding Boulder County grain buildings. According to available information, two separate milling/elevator structures in Boulder burned down in 1889 and 1931. Longmont lost a flour mill and Mullen-owned grain elevator to fire in 1934. According to the UC-Denver report on *Eastern Plains and Front Range Grain Elevators of Colorado*, two other elevators besides the Louisville Grain Elevator still stand in Boulder County: in Lafayette and on a private farm in Hygiene. As with many historic elevators, the elevator in Lafayette has had metal siding installed on its sides to reduce the risk of fire, something that has never been done to Louisville’s, other than in a few limited sections. Specific information about the elevator in Hygiene could not be located for this report. Louisville’s elevator is the only one in the County that is listed on the National Register of Historic Places.

A 1918 *Denver Post* article shows that Louisville area wheat farmers at times disputed Mullen’s practices, not unlike similar conflicts of the time between Louisville coal miners and the mining companies. The article states:

The wheat growers of the Lafayette-Louisville district are up in arms over the practices of the J.K. Mullen elevator there. Instead of the \$2.20 per bushel price fixed by the federal food commission, the elevator is paying only about \$1.00 or less for the highest grade wheat. . . . [The] Mullen explanation of a deduction of the freight to Kansas City does not explain this entire discrepancy. . . . [The farmers] are told that the purchase of wheat may be abandoned if there is any complaint.

According to the UC-Denver report *Eastern Plains and Front Range Grain Elevators of Colorado*, citing Convery's biography of Mullen,

In an effort to placate suspicious farmers who felt CM&E [the Colorado Milling & Elevator Company] was a monopoly guilty of price fixing, Mullen looked for ways to improve CM&E's image. J.K. instituted several measures designed to reestablish trust in his company. In order to provide a sense of local ownership, subsidiary mills acquired or opened by CM&E were named for the community ....

In this connection, it should be noted that the first and longtime name of the Louisville Grain Elevator was the "Louisville Milling & Elevator Company," and it appears to have been selected for the public relations reason noted. Other legal owners of the building were the Northern Colorado Elevator Company and the Colorado Milling & Elevator Company. It was also called the "Denver Elevator" and the words "The Denver Elevators" were painted on the side of the building even while it was owned by the Colorado Milling & Elevator Company. Despite the name changes, all of these companies are believed to have been under the control of John K. Mullen.

### **Date of Construction**

A review of the available evidence shows that the date of construction of this building was most likely 1905-06.

(The Boulder County Assessor lists two improvements located at 540 County Road and gives the date of construction of both of them as 1936. However, the County has sometimes been found to be in error with respect to the dates of construction of Louisville buildings. The 1936 date is clearly not accurate with respect to the Grain Elevator building.)

Different reports that have been written about the history of this building have given the dates of construction as 1903, 1904, 1905, and 1908.

The 1908 Sanborn fire insurance map for Louisville showed the Elevator and stated the year of construction to have been 1903. However, an examination of the deeds reveals that it was not until August 1905 that The Union Pacific Coal Company sold the property to Peter F. Murphy, who then sold it to J.K. Mullen in October 1905. It seems unlikely that the structure would have been built prior to the transfer of these deeds. Also, in February 1905, the Longmont, Colorado *Ledger* newspaper reported that "Louisville, in Boulder County, wants a flour mill." While a flour mill is not the same as a grain elevator, the statement suggests that what Louisville may have more broadly been seeking was a way for its wheat farmers to easily get their wheat crops to a mill. The construction of a grain elevator would have fulfilled that need, and the appearance of the item in the Longmont paper could suggest that Louisville did not yet have a grain elevator.

The Elevator, and Howard Moore as its manager, were first listed in the 1907-08 directory for Louisville, which could indicate that it was built before 1907. Significantly, the Elevator is not listed in the 1904 or 1906 Louisville directories. (A 1905 directory for Louisville appears to not exist.)

For the foregoing reasons, it is believed that the Elevator was constructed in 1905-06.

## Location of Grain Elevator and Association with Railroad

The Grain Elevator and the nearby Acme Mine that was located at Roosevelt and Hutchinson used the same railroad spur that left the main track just northeast of the Elevator and curved over to the Acme. In fact, the 1905 deed that conveyed the property from Peter F. Murphy to J.K. Mullen specifically referred to the “Acme switch” in its legal description of the parcel (a description repeated in the 1957 deed to the Thomas family). The following section of the 1909 Drumm’s Wall Map of Louisville shows this relationship, with a building labeled “Elevator” on the upper right, on the spur that continued to the west past the Acme mine dump towards the Acme Mine.



1909 Drumm’s Wall Map of Louisville, Louisville Historical Museum

This map shows how the Elevator was actually constructed to be parallel to the railroad spur, not the main track. This is why even today, even with the spur gone, it sits at an angle to the main track. It is believed that the reason was that it was better for the railroad cars being loaded with grain at the Elevator to not block the main line of the railroad.

This photo, looking east, shows the relationship of the Elevator to the Acme Mine, with the Elevator visible in the rear to the left of the photo:





Rescue squad by Acme Mine looking east, circa 1920s, Louisville Historical Museum

### **Architecture, Physical Description, and Functions of the Grain Elevator**

The building has been the subject of three different architectural and historical surveys. These are believed to have been funded and completed jointly by the City of Louisville and the State of Colorado in 1982, 1985, and 2000. In addition, information about this building is available from the 1986 National Register listing and in the 2011 structural report by Anderson Hallas Architects that was commissioned by the City of Louisville.

It is believed that the general, original purpose of a grain elevator in this area was to receive grain, particularly wheat, from farmers. A farmer would bring a wagonload of grain to the elevator; interviews of local residents indicate that the grains brought to the Louisville Elevator included wheat, corn, oats, and barley. The Louisville Historical Museum has in its collection annual licenses given in the 1930s by the state of Colorado to Donald Moore, operator of the Grain Elevator, to inspect and grade wheat, barley, oats, corn, and rye.

The wagon would be weighed on the weigh scale, then emptied into a pit. Then the empty wagon would be weighed again in order to obtain a true weight of the contents. The manager of the grain elevator was responsible for this recordkeeping. Merwin Jay Harrison, whose father was manager of the Mullen-owned grain elevator in Broomfield, Colorado, stated in a 1996 oral history interview for the Carnegie Library for Local History that wheat would then be loaded onto boxcars and shipped to Denver, where, he believed, it would be delivered to the Hungarian Flour Mill, which was also owned by J.K. Mullen. Later, trucks rather than boxcars were used to transport the grain.

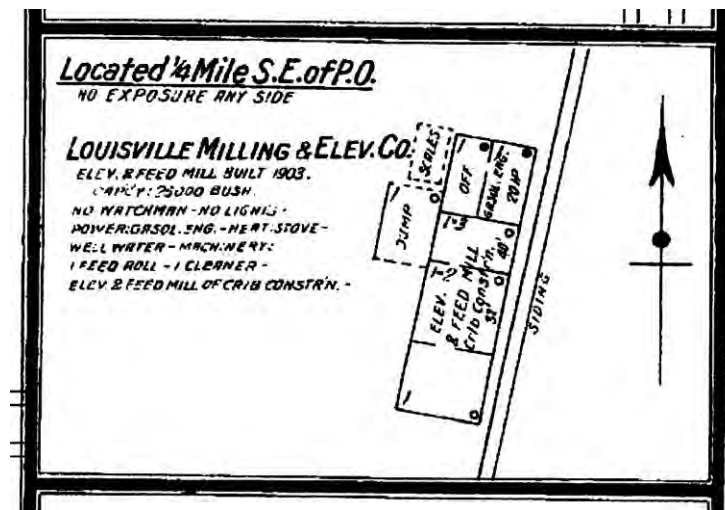
A grain elevator in this area would have also performed some processing of the grain, including separating out gravel and weed seeds from the grain brought in by farmers, and grinding.

Local residents could purchase 100-lb. sacks of flour directly from the Grain Elevator. These may have been brought from flour mills in Denver, but precise information could not be located for this report. Families in Louisville used the flour sacks from the Grain Elevator to make clothing.

Out of six possible types of materials used in the construction of grain elevators in the United States, the Louisville Grain Elevator was constructed of wood. Also, as a wooden elevator, it is considered to be of “cribbed” construction, meaning stacked lumber, as opposed to balloon frame construction.

The UC-Denver report on *Eastern Plains and Front Range Grain Elevators of Colorado* states that wood was the earliest construction material used for grain elevators. A disadvantage of wood was its high combustibility, particularly with elevators typically being located near railroad tracks where sparks could start a fire. The report cites the statistic that wood grain elevators had to be replaced at an average of every four years due to fires. (As noted below, the Louisville Elevator had an interior fire in the 1950s.)

The Louisville Grain Elevator is a three story building in the section of its tower. The following excerpt from the 1908 Sanborn fire insurance map for Louisville shows the layout:



Louisville, Colorado [map]. 1908. Sanborn Fire Insurance Map. (Excerpt.)  
Accessed at [www.louisville-library.org](http://www.louisville-library.org).

The 2000 survey of the building further describes the parts of the elevator: “This structure is oriented north-northeast to south-southwest, with overall measurements of 88’ by 28’. From the north-northeast end, the building is composed of five sections, including an office, an elevator, an elevator tower, grain bins, and a warehouse.” More detailed information about the purpose of these sections can be found in this 2000 survey report and in the 2011 structural engineering report by Anderson Hallas Architects. The covered area shown in historic photographs is where the scales were located.

The 2011 report prepared for the City of Louisville by Anderson Hallas Architects states that the building footprint is 2,800 square feet and that there are 8,500 square feet of accessible interior floor space. The building sits on a 1.2 acre parcel.

The capacity of the elevator was stated in the 1908 Sanborn map excerpt above to be 25,000 bushels. A penciled notation on the County Assessor card completed on the building in the 1950s appears to state the capacity as having been 20,500 bushels.

The 1982 survey of the structure states that the building was partially renovated by the owners in the 1970s.

The April 4, 1999 *Denver Post* article stated: “Its stacked plank design and diminutive size make the elevator unique. Most elevators stored 35,000 bushels of grain. Louisville’s held far less.”

The elevator is wood sided and has never had metal siding put on, as many grain elevators have had, except in a few sections by the gabled roofs.

### **Management by Howard A. Moore and Donald Moore**

Howard A. Moore operated the Grain Elevator for about thirty years (while it was owned by Mullen's companies) and was followed in this job by his son, Donald Moore. Howard Moore was living in Louisville and managing the Elevator by 1907, according to Louisville directories. He lived from 1876 to 1934. He, his wife, Zura, and their children lived in Louisville. Their children were Grace, Sadie, Donald, Ethel, Howard Jr., Lois, and Louanna. Museum records indicate that Howard A. Moore served as mayor of Louisville from 1915 to 1917.

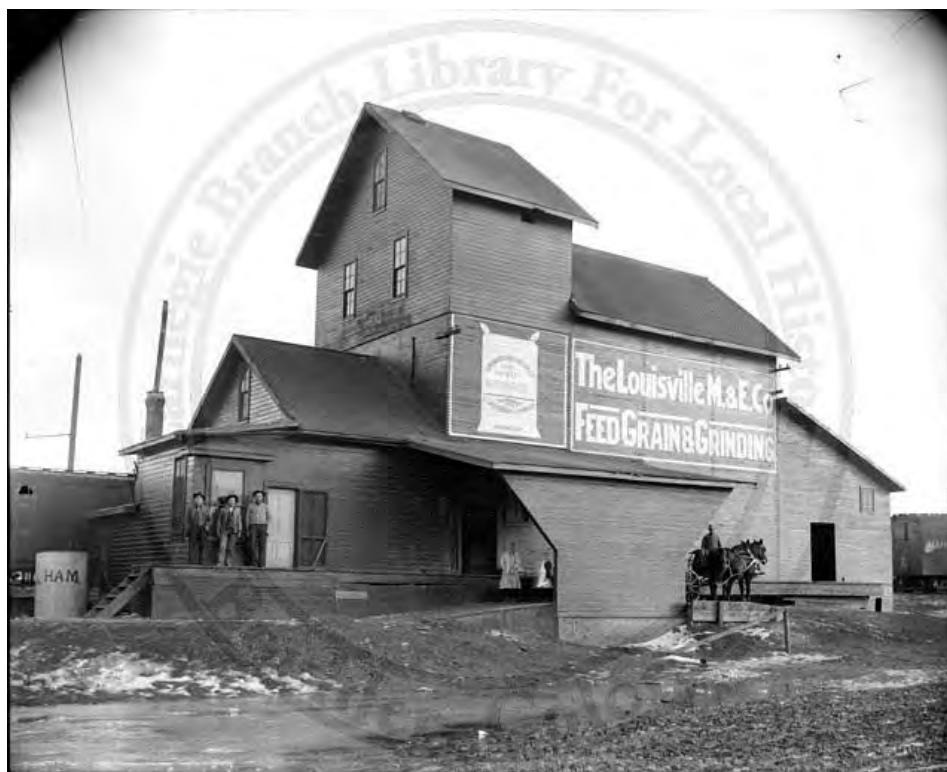
The following photos from the collections of the Louisville Historical Museum and Boulder's Carnegie Branch Library for Local History show the Grain Elevator while it was managed by Howard A. Moore:



Louisville Grain Elevator, 2/8/1916, Louisville Historical Museum



Louisville Grain Elevator, 2/8/1916, Carnegie Branch Library for Local History, Boulder



Louisville Grain Elevator, circa 1916, Carnegie Branch Library for Local History, Boulder



Louisville Grain Elevator, circa 1916, Carnegie Branch Library for Local History, Boulder

Louisville directories show that after the death of Howard Moore in 1934, his son, Donald (1909-1975), took over the management of the Elevator. Directories indicate that by 1943, Donald had left this position and the new manager was Wayne Bickel. Managers after this era are noted below.

The following advertisements for the Grain Elevator show that this was a longtime, active business that played a vital role in the economy of the Louisville area:

## Flour, Feed, Grain and Grinding

The price of wheat has advanced and flour will soon follow. Better take advantage of the price and lay in a supply. Special discount on five sacks or more. We mix and grind feed to suit you and make the price right. Call and be convinced. Phone Louisville 44

**The Louisville Milling and Elevator Co.**  
H. A. MOORE, Mgr. Phone Louisville 44

From *Louisville News*, 1909, Louisville Historical Museum

H. A. Moore, Mgr. Phone Louisville 44

∴ The ∴

**Louisville Milling & Elevator Co.**

Louisville, Colorado

**FLOUR, FEED AND GRAIN**

Agents for Nonpareil Colorado-Made Flour  
and Semolina, a Kansas Hard-Wheat Flour.

We Will Buy Your Wheat at Market Price—  
At All Times.

R.L. Polk Directory, 1916, Boulder County, Louisville Historical Museum



Louisville Historical Museum

The Rex Theatre movie curtain, which is a painted canvas made in 1927-28 with advertisements of twenty-two Louisville businesses, includes the above advertisement for the Louisville Grain Elevator; the curtain currently is on exhibit at the Louisville Historical Museum.

**THE LOUISVILLE ELEVATOR**

Nonpareil Lay Mash

Flour, Salt, Grain, Hay and Straw

**DR. SALSURY'S POULTRY SERVICE**

Phone 44

From 1940 St. Louis Church Annual Bazaar booklet, Louisville Historical Museum





From *Louisville Times*, Sept. 3, 1942,  
commemorating the 50<sup>th</sup> anniversary of Methodist Church,  
Louisville Historical Museum

Howard Moore and Don Moore are remembered as having given jobs at the Elevator to Louisville's young men. For example, Lee Evans, who was born in 1917, worked at the Louisville Grain Elevator in the mid 1930s. In his autobiography, entitled *From Happy Valley to the Mountaintop*, he wrote: "As I grew older, I worked regularly after school and on Saturdays at the elevator, shoveling grain into the chute after it was delivered. I sacked grain and loaded it into cars and trucks for customers or for delivery on the elevator-owned truck into Denver. At my highest rate of pay, I got 50 cents a day! But I grew strong with the heavy work, and by the time I was seventeen I could grab the ear of a sack and lift a one hundred pound sack of grain with each hand and pitch it from the walkway up into a truck about four feet higher" (p. 71).

### **Thomas Family Association and Ownership**

By the time of the 1946 Louisville directory, Charles Thomas had become the manager of the Grain Elevator. Charles Thomas' wife (Iona Bowes Thomas) and Donald Moore's wife (Sadie Bowes Moore) were sisters, perhaps leading to Charlie Thomas taking over the management of the Elevator not long after the tenure as manager by Donald Moore and his father. A newspaper account states that Thomas lost one hand while working with a corn conveyor at the Elevator. By 1949, the manager had become Vance Lynn, possibly as a result of Thomas' injury. According to the 1951, 1953, and 1955 directories for Louisville, the manager was Dan Gunkel.

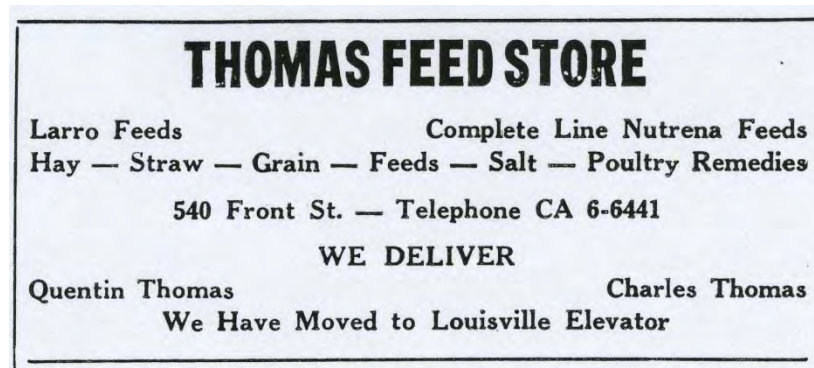
In 1957, Charles Thomas (1912-2002) and his brother, Quentin Thomas (1908-1986), who had a feed store nearby on Pine Street, purchased the Grain Elevator from the Colorado Milling & Elevator Company. The deed states that it was purchased for "\$10 and other valuable consideration." This was the first time that the building became a locally owned business, after fifty years of outside ownership.

The Thomas family was a pioneer family of Louisville with varied business interests and properties. Charles Thomas and Quentin Thomas were the grandsons of Nicholas and Mary Thomas. Nicholas Thomas was from Wales and worked as a coal miner, while Mary Oldacre Thomas' personal history includes the fact that she had worked as a chain maker as a young woman in England before marrying and coming to the United States. They immigrated from England in 1881 with their young son, Nicholas

Thomas, Jr., and came to Louisville in 1883. In 1892, Mary Thomas was one of the founders of the Methodist Church in Louisville, still located at 741 Jefferson, along with other early English settlers in Louisville. The family homes were at 733 Pine and 700 Lincoln (which, like the Grain Elevator, is listed on the National and Colorado Registers of Historic Places). Nicholas Thomas Jr. helped stated the Big Six Coal Company , which operated the Sunnyside Mine just southeast of Louisville. Nicholas Jr. and his sons formed the Ko-Z Coal Company and operated the Fireside Mine in Louisville, after which today's Fireside Elementary School in Louisville is named. It is believed that they had other coal mining interests as well. Thomas family members also operated the City Market on Main Street and moved the business to a new building on Front Street that they constructed. The Thomas family ran the City Market from the Front Street location from about 1966 until 1982. This building at 637 Front later became the location of the U.S. Post Office in Louisville and is now the location of a restaurant and ice cream shop. Another business owned and operated by the Thomas family was the Thomas Feed Store on Pine Street.

In the 1950s, and before 1957, a fire at the Grain Elevator damaged the interior. It was believed to have been caused by spontaneous combustion. Louisville volunteer firefighters Herb Steinbaugh and Tommy Cable are credited with saving the building in a risky and dramatic effort. They climbed up onto the Elevator roof in order to spray water into the tower section. A 1999 *Denver Post* article about the Louisville Grain Elevator stated that the year of the fire was 1955.

It is believed that by this time, the emphasis was on using the Grain Elevator for animal feed as opposed to purchasing wheat from wheat farmers to send to flour mills in Denver. As noted above, Quentin Thomas had operated a feed store on the south side of Pine Street facing north, on the site of today's 637 Front Street. The following 1957 advertisement dates from the Thomas family's early ownership and shows that the Thomas Feed Store had been moved to be located at the nearby Grain Elevator:



From 1957 St. Louis Church Annual Bazaar booklet, Louisville Historical Museum

As noted in the April 4, 1999 *Denver Post* article about the Louisville Grain Elevator, “the automotive industry essentially made grain elevators obsolete, since trucks could load grain in the field and transport it.” The UC-Denver report on *Eastern Plains and Front Range Grain Elevators of Colorado* states that many grain elevators were abandoned between the 1930s and 1950s for basically this reason and because of the failure of railroad companies, the droughts of the 1930s, changes in transportation and farm mechanization, and other reasons.

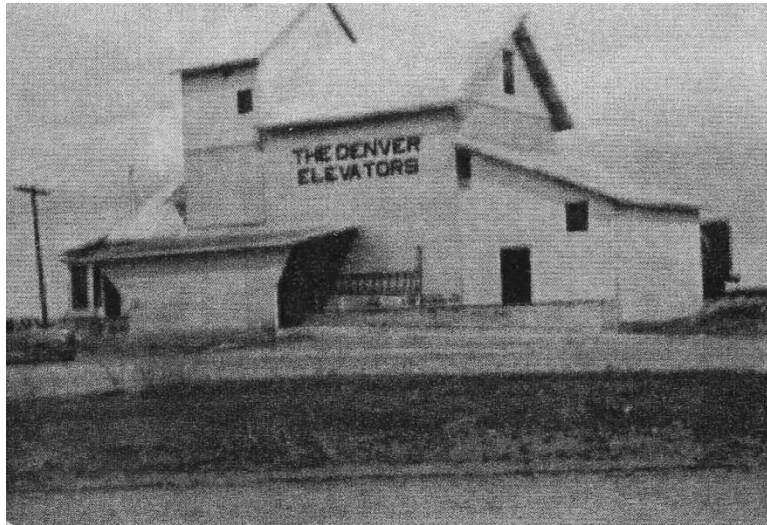
Although it is believed that the Grain Elevator was not used for the storage of grain for human consumption after the 1950s, the scales continued to be useful for weighing purposes for several more years. This usage of the building continued into at least the mid 1960s. For example, a local teen working for a Louisville farm in the 1960s regularly drove truckloads of silage to the Elevator so that the truck

could be weighed, with owner Quentin Thomas making the scales available. These scales from the Grain Elevator were later acquired by a Louisville farming family and are currently located on a Louisville farm. They are believed to have last been used on this farm in the 1990s.

According to the report by Anderson Hallas Architects, the Thomas family's feed store located in the Grain Elevator was open until as late as 1972.

### **County Assessor Cards**

This image from the County Assessor shows the building in circa 1949-1958:



A statement written by the County Assessor's office in 1958 says "This building has been burned out on the inside but is still being used." (As noted above, this fire is believed to have occurred in around 1955.)

### **Placement on National Register and Colorado Register of Historic Places**

In 1986, twelve historic buildings (seven residences and five businesses) in downtown Louisville were found to have met the required criteria and were placed on the National Register of Historic Places. The stated reason for the selection of the Grain Elevator was that "the elevator is historically and visually the most significant structure associated with the agricultural history of the community. Its frame construction and functional design illustrate an important resource type traditionally associated with agriculture. Listed under Louisville Multiple Resource Area and under Railroads in Colorado, 1858-1948 Multiple Property Submission."

### **Statements of Significance from Architectural and Historical Surveys**

The survey of this building conducted in 2000 for the State of Colorado gave the following statement of significance:

This building has been individually listed on the National Register of Historic Places. It is historically significant, relative to National Register Criterion A, for its association with the

theme of agriculture during the first half of the twentieth century. The structure is architecturally significant, under National Register Criterion C, because it [is] one of the region's last remaining wooden grain elevators, and because of its rare stacked plank construction. The preservation of this building should be one of Louisville's highest preservation priorities.

The 1982 inventory record stated the building's special features to be "Multi-level steep gables, 50 feet high at highest gable; next to railroad track for transport" and gave the following statement of significance:

This tall frame structure, although badly deteriorated, provides a valuable visual record of the agricultural heritage of Louisville which has been so largely overshadowed by the pervasiveness of coal mining. . . . [I]ts location near the tracks, (like the early lumber companies), pointed out the fact that Louisville had become an important distribution point for agricultural products by the early 1900's.

The 1982 inventory records also stated that "rehabilitation would help preserve perhaps the only structural link to the agricultural heritage of the town."

### **Past Community Discussion About and Recognition of the Louisville Grain Elevator**

A 1996 *Louisville Times* article pointed to the strong support expressed by the Economic Development Committee of the Downtown Business Association for saving and re-using the Grain Elevator, and stated:

Its roof is full of holes and its white painted is cracked and faded, but the 91-year-old elevator off Front Street is still coveted as a piece of Louisville's history.

The elevator is considered one of the city's last recoverable landmarks, and a coalition of downtown business interests and historical preservationists is exploring ways to return the building to its former glory and open it to the public.

Citing the DBA's Vice President, Cheri Ruskus, the article noted that "preserving a landmark on what will be an increasingly important gateway to Louisville when the 96<sup>th</sup> Street interchange opens could mean good things for downtown business."

1998 saw the completion of "A Preservation Master Plan: Louisville Colorado." This project and document were funded by the Louisville Downtown Business Association; Historic Boulder, Inc.; the Colorado Historical Society/State Historical Fund; and Boulder County Cultural Council, Tier III SCFD. The completed plan stated that the Economic Development Committee of the Downtown Business Association recognized the potential in sites such as the Grain Elevator "for multiple uses with significant public benefit."

A 1990s *Denver Post* article stated,

If an enthusiastic group of business owners, preservationists and architects has its way, a towering remnant of this town's rural past will someday welcome visitors to what has become a sprawling modern suburb. The group is studying the possibility of buying and

renovating the historic Thomas Grain elevator, built about 1905. Located just a block from Main Street and adjacent to a still-active railway line, the grain elevator rises above Front and Pine streets in downtown Louisville.

A *Denver Post* article from the 1990s noted that the stacked plank method of construction of the Louisville Grain Elevator is unique. The article cited James Stratis, a restoration specialist for the Colorado Historical Society, as stating that “the elevator’s role in the grain transportation system and its unique ‘stacked-plank’ architecture make the structure a national treasure.”

In 2007, the organization Historic Boulder, Inc., which is a 501c3 preservation organization focused on the Boulder area, selected the Louisville Grain Elevator for placement on its endangered list.

Boulder County installed a large photo collage at the Boulder County Courthouse within the last two years. This collage includes a historic photo of the Louisville Grain Elevator in the top center because of its strong connection to Boulder County history. Color was added to the photo to reflect the building’s original color, which is believed to have been a deep red color.

In 2011, the City of Louisville awarded a contract to Anderson Hallas Architects, PC to complete a structural assessment of the Louisville Grain Elevator. The contract was for \$38,000, which was funded by the City of Louisville through its Historic Preservation Fund. The report by Anderson Hallas Architects, PC, dated May 2, 2011, concluded that the building is structurally sound, barring a few areas of deterioration. The report contains recommendations for a work plan for the Elevator with several different phases and cost estimates.

## Sources

The preceding research is based on a review of relevant and available online County property records, census records, and oral history interviews, and Louisville directories, newspaper articles, maps, files, obituary records, survey records, and historical photographs from the collection of the Louisville Historical Museum, as well as the following specific sources:

“Colorado News Items.” *Longmont Ledger*, Feb. 10 1905. Accessed at [www.coloradohistoricnewspapers.org](http://www.coloradohistoricnewspapers.org).

“Curtains up on Louisville restoration: Grain elevator part of 10-year plan to bring back 119-year history.” *Daily Times-Call* (Longmont), 1997 (exact date unknown).

“Grain elevator a silent sentinel of plains.” *Denver Post*, Apr. 4, 1999.

“Historic preservation proposed on Front St.” *Louisville Times*, 1996 (exact date unknown).

“Louisville group hopes to use historic elevator as visitors site.” *Denver Post*, 1990s; specific date unknown.

“New Incorporations.” *Denver Post*, Aug. 4, 1906. Accessed at [www.genealogybank.com](http://www.genealogybank.com).

“New Incorporations.” *Denver Post*, May 30, 1902. Accessed at [www.genealogybank.com](http://www.genealogybank.com).

“The grain elevator that time forgot: City launches structural assessment as part of effort to preserve 1903 building.” *Daily Camera* (Boulder), Oct. 5, 2010.

"Wheat Growers in Louisville Want to See Mr. Mullen." *Denver Post*, Sept. 8, 1918. Accessed at [www.genealogybank.com](http://www.genealogybank.com).

Anderson Hallas Architects, PC. Louisville Grain Elevator: Historic Structure Assessment. May 2, 2011.

Boulder County website, [www.bouldercounty.org](http://www.bouldercounty.org) (used for accessing property records and assessor records).

Carnegie Branch Library for Local History, City of Boulder website. [www.boulderlibrary.org/carnegie/](http://www.boulderlibrary.org/carnegie/) (used for various resources, including historic photos of the Louisville Grain Elevator and oral history interview of Merwin Jay Harrison, 1996).

Convery, William J. *Pride of the Rockies: The Life of Colorado's Premiere Irish Patron, John Kernan Mullen*. Boulder: University of Colorado Press, 2000.

Country Grain Elevator Historical Society, <http://www.country-grain-elevator-historical-society.org/>

Denver Public Library Western History Collection, [www.denverlibrary.org](http://www.denverlibrary.org) (used for various resources, including photo of John K. Mullen).

Drumm's Wall Map of Louisville, 1909. Louisville Historical Museum.

Evans, Lee S. *From Happy Valley to the Mountaintop*. Boulder: Daniel Publishing Group, 2002.

History Colorado website, [www.historycolorado.org](http://www.historycolorado.org). (used for various resources, including information from the National and Colorado Registers of Historic Places listings).

Louisville, Colorado [map]. 1908. Sanborn Fire Insurance Map. Accessed at [www.louisville-library.org](http://www.louisville-library.org).

Preservation Master Plan: Louisville, Colorado. May 1998. Prepared for the Louisville Downtown Business Association.

University of Colorado Denver. *Eastern Plains and Front Range Grain Elevators of Colorado*. College of Architecture & Planning, 2009, available at: <http://www.ucdenver.edu/academics/colleges/ArchitecturePlanning/discover/centers/CenterPreservationResearch/research/Projects/Documents/GrainElevatorReport.pdf>



## **MEMORANDUM**

**To:** Planning Commission and City Council

**From:** Historic Preservation Commission

**Subject:** Louisville Grain Elevator PUD/Plat/SRU

**Date:** **March 24, 2015**

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The Louisville Grain Elevator PUD/Plat/SRU application was reviewed at the Historic Preservation Commission meeting on March 16, 2014. The discussion resulted in the following referral comments:

- The Historic Preservation Commission recommends approval of the green space and corresponding sight lines in front of the Grain Elevator rather than the alternative parking plan.
- The Historic Preservation Commission approves of the location of the small granary building but has some concerns about the interpretation of the relocated building.
- The Historic Preservation Commission would like to see more contrast between the Grain Elevator and the new buildings. HPC recommends the color and materials of the new buildings be altered.
- The Historic Preservation Commission approves of the new buildings having three stories because they are shorter than the Grain Elevator.

## Scott Robinson

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**From:** Jim Tienken <jctienken@tienkenlaw.com>  
**Sent:** Tuesday, December 09, 2014 2:10 PM  
**To:** Sean McCartney; Scott Robinson; Troy Russ  
**Cc:** erik@hapcdesign.com; Malcolm Fleming; 'Chris Pritchard'; 'Cindy Mueller'; 'Deb Krueger'; Jill Midgley ; 'Jim Cohen'; Marilyn Davenport; Mark Zarembo; 'Rick Kron'; 'Wendy Atkin'; Wendy Fickbohm  
**Subject:** grain elevator subdivision and final PUD

Sean, Scott and Troy:

On behalf of the DBA, I am writing with our strong support for final approvals for the grain elevator project which will come before Planning Commission and City Council in the coming weeks. We have reviewed the plans and related materials referred to us, and are excited about this project. We believe it is a positive, critical piece which will anchor the southern end of Downtown and include additional historical elements which make Louisville—and especially Historic Downtown—unique. We urge you to approve the final PUD and move this project toward fruition for all of us in Louisville.

Jim Tienken



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City Council – Public Hearing

## Grain Elevator

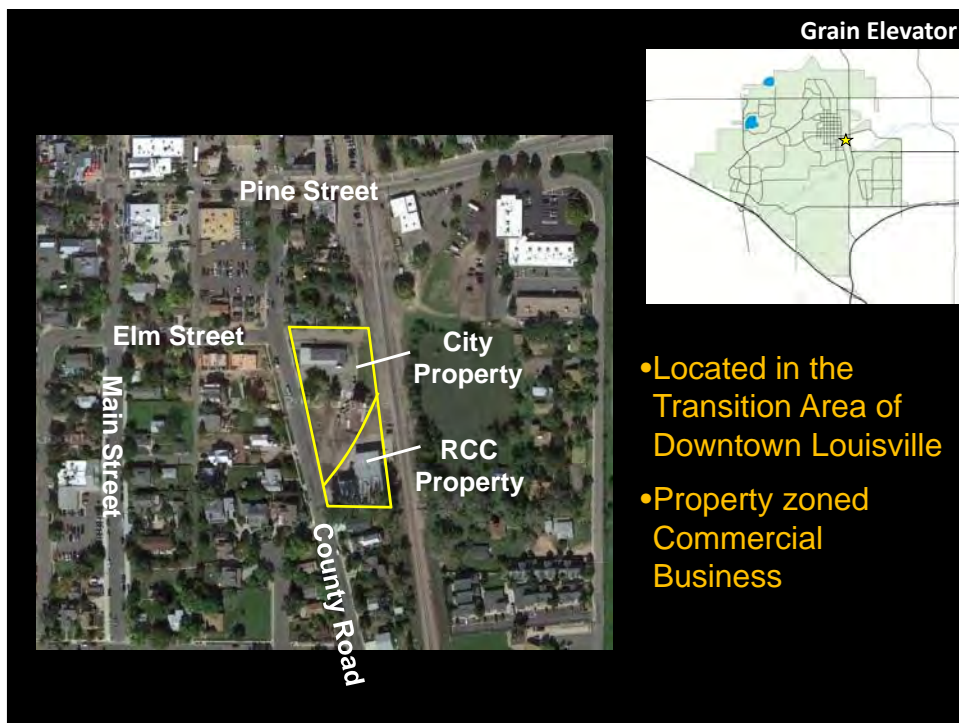
Resolution No. 29, Series 2015

Resolution No. 30, Series 2015

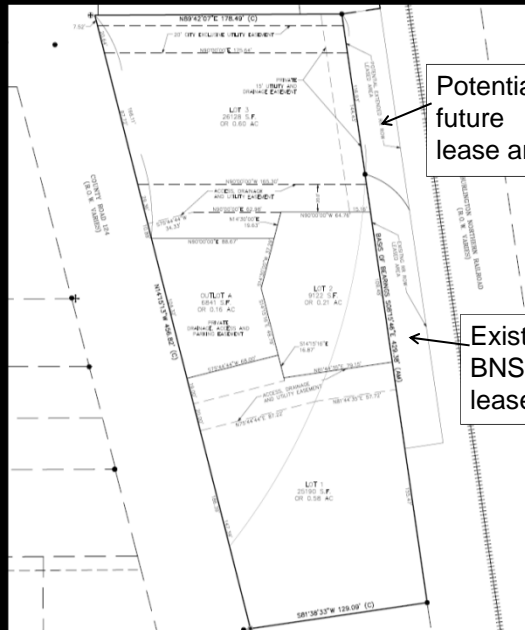
A request for a final plat, final planned unit development (PUD), special review use (SRU), and landmark for the Grain Elevator at 500-544 County Road

Prepared by:

Dept. of Planning & Building Safety



## Grain Elevator

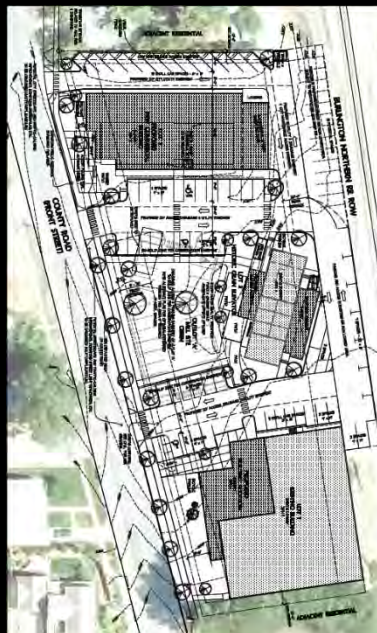


Potential  
future  
lease area

Existing  
BNSF  
lease area

- Three lots and one outlot
- Existing BNSF lease and potential future lease
- No public land dedication

## Grain Elevator



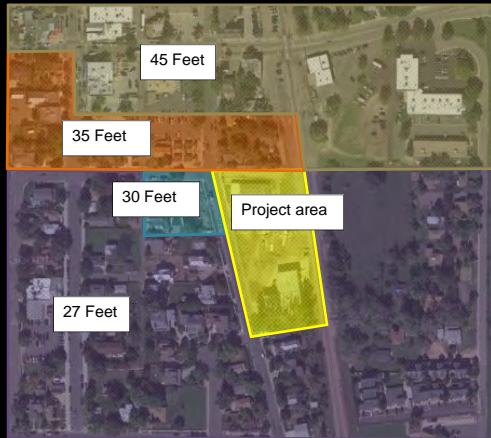
Lot 3 New  
Building:  
19,000 SF  
proposed

Lot 2 Grain  
Elevator:  
4,000 SF  
existing +  
1,500 SF  
proposed

Lot 1  
Warehouse  
Building: 10,000  
SF existing +  
6,500 SF  
proposed

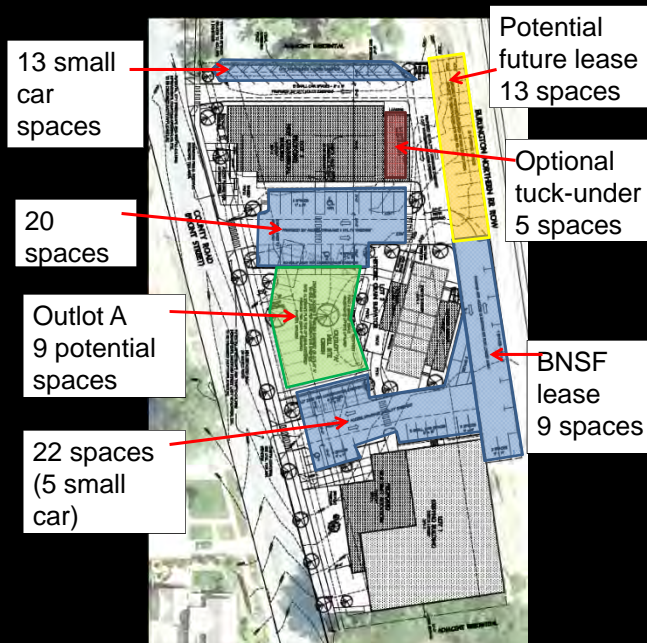
- Additions to two buildings
- Replace one building
- 32,454 square feet leasable area
- Lot coverage and rear setback waiver requests

## Grain Elevator



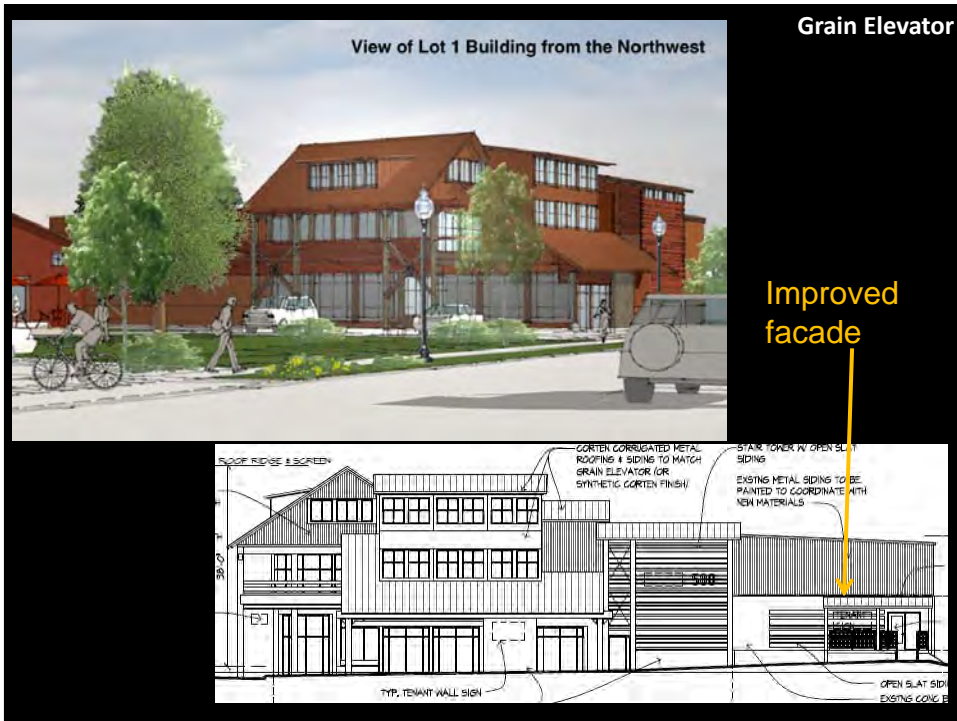
- Allowed 2 stories and 35 feet
- Request for 3 stories and 38 feet
- Allowance for rooftop screening to extend to 41.5 feet

## Grain Elevator



- 63 spaces required
- 64 spaces provided
- Potential for 17 additional spaces
- 18 small car spaces

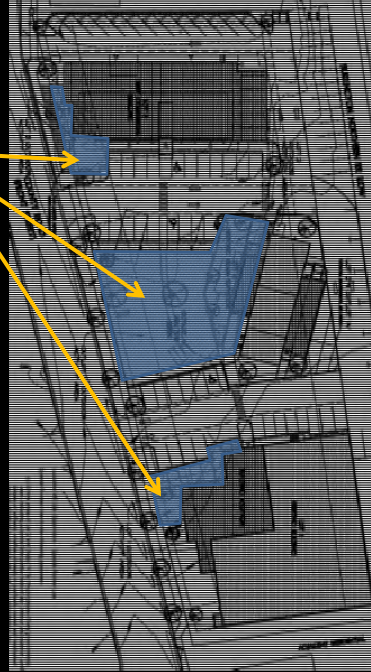




## Grain Elevator

Outdoor  
sales/activity  
areas

Condition to limit activity to  
between 8 am and midnight



## Grain Elevator – Background

- Built in 1905 by John K. Mullen, who was the namesake for Mullen High School in Denver.
- Historically used to provide grain to local farmers (by cart) and Denver (by rail car).
- Built along rail line that went to Acme mine.
- Managed by Howard Moore from 1907 to 1934. Howard was a one time mayor of the City of Louisville.
- Owned by Thomas Family from 1957 until 2012; Last occupied in 1960's as a feed store.
- Stacked plank construction.



#### Grain Elevator

Staff recommends approval of the proposal with the following conditions:

1. The use of outdoor areas shall be limited to between the hours of 8 am and midnight.
2. The developer shall be required to underground utility lines crossing County Road and replace the street lights per Public Works standards.

Council member Lipton voiced his concern the transportation issue has not been resolved. He was opposed to putting new streets in established neighborhoods. He felt Council should listen to the residents, but did not want to miss the opportunity of purchasing the property. He felt it would be advantageous to have the property.

Mayor Pro Tem Dalton clarified if the property was purchased there is no immediate need for a roadway. If all the adjacent properties redeveloped under the MUR zoning, and the roadway was delayed, it would be more expensive for future City Councils to purchase this property in the future.

VOTE: Roll call vote was taken. The motion failed by a vote of 6-0. Absent: Council member Loo.

### **ORDINANCE No. 1684, SERIES 2015**

MOTION: Mayor Pro Tem Dalton moved the City Council take no further action on Ordinance No. 1684, Series 2015, seconded by Mayor Muckle. All were in favor. Absent: Council member Loo.

### **GRAIN ELEVATOR**

- 1. RESOLUTION No. 29, SERIES 2015 – A RESOLUTION APPROVING A FINAL PLAT, FINAL PLANNED UNIT DEVELOPMENT (PUD) PLAN, AND SPECIAL REVIEW USE (SRU) TO ALLOW FOR THE CONSTRUCTION OF A NEW BUILDING AND ADDITIONS TO TWO EXISTING BUILDINGS TOTALING 27,000 SQUARE FEET AND ALLOW OUTDOOR SALES AND ACTIVITIES AT THE GRAIN ELEVATOR SITE, 500-544 COUNTY ROAD**
- 2. RESOLUTION No. 30, SERIES 2015 – A RESOLUTION DESIGNATING THE LOUISVILLE GRAIN ELEVATOR AT 540 COUNTY ROAD A HISTORIC LANDMARK**

Mayor Muckle requested a staff presentation.

Planning and Building Safety Director Russ explained Resolution No. 29, Series 2015 and Resolution No. 30, Series 2015 is a request for a final plat, final planned unit development (PUD), special review use (SRU), and landmark for the Grain Elevator at 500-544 County Road. He described the Grain Elevator location, the proposed uses and the landmarking criteria as follows:

- Located in the Transition Area of Downtown Louisville
- Property zoned Commercial Business
- Three lots and one outlot

- Existing BNSF lease and potential future lease
- No public land dedication Existing BNSF lease area Potential future lease area Grain Elevator
- Additions to two buildings
- Replace one building
- 32,454 square feet leasable area
- Lot coverage and rear setback waiver requests
- Allowed 2 stories and 35 feet
- Request for 3 stories and 38 feet
- Allowance for rooftop screening to extend to 41.5 feet 35 Feet 45 Feet 27 Feet 30 Feet Project area Grain Elevator
- 63 spaces required/ 64 spaces provided and a potential for 17 additional spaces
- 18 small car spaces

**Grain Elevator Background:**

- Built in 1905 by John K. Mullen, who was the namesake for Mullen High School in Denver.
- Historically used to provide grain to local farmers (by cart) and Denver (by rail car).
- Built along rail line that went to Acme mine.
- Managed by Howard Moore from 1907 to 1934. Howard was a mayor of the City of Louisville.
- Owned by Thomas Family from 1957 until 2012; Last occupied in 1960's as a feed store.
- Stacked plank construction.

**Special Review Use:** The applicant is requesting a special review use to allow outdoor gathering, outdoor sales of food and beverages, and municipal uses including interpretive historic sites on the property. Staff found all five criteria have been met with one condition, limiting the hours of outdoor use, and recommends approval of the SRU.

The Historic Preservation Commission reviewed the application on March 16<sup>th</sup> and was generally in favor of the project. The Commission expressed some concern the materials of the new buildings could make them look too similar to the Grain Elevator, causing confusion about the ages of the various buildings. The Commission was strongly in favor of landmarking the Grain Elevator, and unanimously recommended approval of the landmark request.

Planning Commission reviewed the application on April 9, 2015 and unanimously recommended approval. The Commission had questions about what drove the increase in the height request and about what exactly was included in the outdoor sales and activities. Several members of the public spoke, and were generally in favor of the plan. There was also discussion of the applicant's request to waive the requirements for

undergrounding utilities and replacing streetlights. The Commission placed conditions requiring the applicant and staff to clarify and address those requirements. Overall, Planning Commission expressed strong support for the project.

Staff recommends approval of the proposal with the following conditions:

1. The use of outdoor areas shall be limited to between the hours of 8 am and midnight.
2. The developer shall be required to underground utility lines crossing County Road and replace the street lights per Public Works standards.

## COUNCIL COMMENT

Council member Keany inquired about the hours of operations restrictions and whether it was for seven days a week. Planning and Building Safety Director Russ confirmed it was for seven days a week.

Council member Keany noted Council has heard numerous complaints from downtown residents relative to loud outside music and outside sales during the week nights. He was concerned the restrictions were not restrictive enough.

## APPLICANT PRESENTATION

Erik Hartronft, 950 Spruce Street, Suite 2A, Louisville, CO introduced his business partner, Mr. Randy Caranci. Mr. Caranci owns the property to the south of the grain elevator and together they purchased the grain elevator from the City and formed Louisville Mill Site LLC to develop the site. He described the property and explained the grain elevator would be the centerpiece, including landmarking this unique property. They have been working for a year on the mitigation of the interior of the grain elevator. He described how the elevator operated and its history and how they have taken some cues from the mining buildings in town. There are three buildable lots; two with existing buildings and room for one new build. The warehouse will be transformed to be compatible with the rest of the development. The single story building will become a new commercial building with retail, restaurants and offices, which will help support the grain elevator building in perpetuity. The front of the elevator will have a mill site green (open space area). Sight lines have been developed to maximize the view corridor of the grain elevator. A landmark alteration certificate has been granted for the proposed additions to the east and west side of the grain elevator.

One item was added to the project recently, the scales have been located and the Warembourg family has agreed to donate them back along with a small granary they own. As a part of planning process they explored additional parking they believe should be deemed by the City. They intend to preserve the grain elevator and create indoor/outdoor spaces. They plan a walkway to go around the grain bins and provide areas, which will not impact the historical significance. There will be commercial uses



on the main level and an interpretive historic sight to allow people to see the workings of the mill.

With respect to the two conditions, they are okay with the restriction on hours of outdoor use. They have concerns about the re-platting of this lot and the undergrounding of utility lines and noted Qwest and Comcast have not been asked to underground their utilities and noted these costs have not been figured into the pro-forma. With respect to the street lights matching Old Town, they feel they are compliant with the Old Town standard for street lights. He noted the existing street lights at Parbois Place were allowed to remain after its redevelopment. He requested the second condition be struck from the approval. He thanked Council for their foresight in saving this property and providing them an opportunity to buy the property.

#### **COUNCIL COMMENT**

Council member Stolzmann asked the applicant if the Louisville Fire Protection District's concerns were resolved. Mr. Hartronft responded yes.

Council member Stolzmann inquired whether the applicant had discussions with the Urban Renewal Authority about their interest in replacing the lights in this area. Mr. Hartronft explained they had discussions with Economic Development Director DeJong and at a Louisville Revitalization Commission (LRC) Meeting relative to replacing the lights to the downtown standards. The applicants have concerns about traffic calming and pedestrian friendly measures. They believe it would be beneficial to expand the pedestrian bulbouts to make it clear this area is a part of downtown. He felt this would be a great City project.

Council member Stolzmann inquired about the commercial building signage. Mr. Hartronft explained there are two or three different types of signs, which will match the downtown sign standards. One requested exemption is the stair tower for the building.

#### **PUBLIC COMMENT**

Michael Menaker, 1827 W. Chokecherry Drive, Louisville, CO explained this has been a long term goal and dream of many residents. He thanked Erik Hartkronft and Randy Caranci for this project. He was sympathetic to the applicant for relief on undergrounding and lighting requirements. As a member of the LRC he stated they have not seen a request for funding. He urged Council to grant the applicant's request for relief from the Public Works condition.

Sherry Sommer, 910 S. Palisade Ct., Louisville, CO voiced her appreciation for the discussion on the noise issue. She stressed the importance of businesses to be considerate of the residents.

Carlos Hernandez, 279 Chestnut St., Louisville, CO asked the applicant to consider bike parking. He noted a lot of bikes are coming into the downtown area.

Jean Morgan, 1131 Spruce St., Louisville, CO thanked the City for preserving the grain elevator. She agreed Erik and Randy are doing a great job.

#### **COUNCIL COMMENT**

Council member Keany requested more staff discussion on Condition 2, and stated he would like to change Condition 1 as follows: 8:00 a.m. to midnight, on Fridays and Saturdays and 8:00 a.m. to 10:00 p.m. Sunday thru Thursday (for outdoor activities).

Public Works Director Kowar explained in spirit of the Louisville Municipal Code (LMC) the Public Works Department has followed the requirement to match other development requests. The City Council has the discretion to decide the right amount of ambiance around this project.

Mayor Muckle voiced his appreciation for the concern over the noise but the standard is midnight.

Mayor Pro Tem Dalton agreed the downtown standard is appropriate for this site. He was pleased with the way this project has come together.

Council member Keany voiced his concern over outdoor amplified music outdoors in the evening hours and especially on week nights. He favored a condition prohibiting amplified music outdoors after 10:00 p.m.

Council member Stolzmann was in favor of removing the requirement for the undergrounding of the utilities. She hoped the applicant would work with the urban renewal authority on this project and on the crosswalk project. She agreed Council should do something to address the noise issues. She felt a standard might be applied for everyone.

Council member Keany inquired whether amplified music is a SRU. Planning and Safety Director Russ explained Chapter 9 of the Louisville Municipal Code does address nuisances and measures of control. The SRU does not allow nuisance behaviors.

Council member Keany explained the Louisville Police Department believes they do not have an ordinance to enforce amplified music. He stated if the applicant is willing to accept a condition of no amplified music past 10:00 p.m. Sundays through Thursdays, it would address his concern. If Condition 1 could be modified to read "outside sales area should be limited to the hours of 8:00 p.m. and midnight and amplified music shall be allowed after 10:00 p.m. Sunday through Thursday.

Mayor Muckle supported Council member Stolzmann's suggestion to apply the same condition to everyone. He could support Council member Keany's suggested condition. He asked the applicants if the condition was acceptable. Erik Hartronft supported the condition, but agreed it should be standardized for everyone in the downtown area. He thanked Jean Morgan for her contributions to the grain elevator.

Mayor Muckle also thanked all the citizens who have been involved in preserving the grain elevator and for supporting the historic preservation tax.

### **RESOLUTION No. 29, SERIES 2015**

MOTION: Council member Keany moved to approve Resolution No. 29, Series 2015, with the following modification: Strike condition #2; and revising condition #1 to read: The outdoor area shall be limited between the hours of 8:00 a.m. and midnight and outside music shall be limited to 10:00 p.m., Sunday through Thursday evenings. Mayor Pro Tem Dalton seconded the motion.

City Attorney Light reviewed the additional terms added to Condition #1: "and outside amplified music shall be limited to no later than 10:00 p.m. Sunday through Thursday." He offered a friendly amendment to add other provisions in the Louisville Municipal Code to provide control. Council member Keany and Mayor Pro Tem Dalton accepted the amendment.

VOTE: All were in favor. Absent: Council member Loo.

### **RESOLUTION No. 30, SERIES 2015**

MOTION: Mayor Muckle moved to approve Resolution No. 30, Series 2015, seconded by Mayor Pro Tem Dalton. All were in favor. Absent: Council member Loo.

Council member Stolzmann felt the Council should direct staff to bring back a standard for outdoor noise in the downtown area, and Economic Development Director DeJong should follow-up with the applicant on the urban renewal process for possible tax increment funding for their project.

Director DeJong reported that he has a number of conversations with the applicant about pursuing an application for urban renewal funds.

### **REVIEW AND CONFIRMATION OF ALTERNATIVE LAND USE SCENARIOS AND MAIN STREET AND CENTENNIAL DRIVE INTERSECTION ALIGNMENTS TO BE STUDIED AS PART OF THE SOUTH BOULDER ROAD SMALL AREA PLAN**

Mayor Muckle requested a staff presentation and noted Council approval is being asked for the next step in the study. Due to the lateness of the evening, he proposed the City

**RESOLUTION NO. 14  
SERIES 2015**

**A RESOLUTION RECOMMENDING APPROVAL OF A FINAL PLAT, FINAL PLANNED UNIT DEVELOPMENT (PUD) PLAN, AND SPECIAL REVIEW USE (SRU) TO ALLOW FOR THE CONSTRUCTION OF A NEW BUILDING AND ADDITIONS TO TWO EXISTING BUILDINGS TOTALLING 27,000 SQUARE FEET AND TO ALLOW OUTDOOR SALES AND ACTIVITIES AT THE GRAIN ELEVATOR SITE, 500-544 COUNTY ROAD.**

**WHEREAS**, there has been submitted to the Louisville Planning Commission an application for approval of a Final Plat, Final Planned Unit Development, and Special Review Use to allow for the construction of a new building and additions to two existing buildings totaling 27,000 square feet and to allow outdoor sales and activities at the Grain Elevator site, 500-544 County Road; and

**WHEREAS**, the City Staff has reviewed the information submitted and found it to comply with Louisville Municipal Code Chapter 17.28; and

**WHEREAS**, after a duly noticed public hearing on April 9, 2015, where evidence and testimony were entered into the record, including the findings in the Louisville Planning Commission Staff Report dated April 9, 2015, the Planning Commission finds the Grain Elevator Final Plat, Final PUD Plan, and SRU located at 500-544 County Road, should be approved with three conditions:

1. The porch at the southwest corner of the Lot 1 building shall be expanded and columns and wood siding elements shall be added.
2. The proposed monument sign shall be removed and two freestanding signs shall be allowed, one at each main access drive, with the size, lighting, and detail to comply with the Downtown Sign Manual.
3. Outdoor sales and dining shall be limited to between the hours of 8 am and midnight.

**NOW THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Louisville, Colorado does hereby recommend approval of a Final Plat, Final Planned Unit Development, and Special Review Use to allow for the construction of a new building and additions to two existing buildings totaling 27,000 square feet and to allow outdoor sales and activities at the Grain Elevator site, 500-544 County Road, with three conditions:

1. The porch at the southwest corner of the Lot 1 building shall be expanded and columns and wood siding elements shall be added.
2. The proposed monument sign shall be removed and two freestanding signs shall be allowed, one at each main access drive, with the size, lighting, and detail to comply with the Downtown Sign Manual.
3. Outdoor sales and dining shall be limited to between the hours of 8 am and midnight.

**PASSED AND ADOPTED** this 9<sup>th</sup> day of April, 2015.

By: \_\_\_\_\_

Chris Pritchard, Chairman  
Planning Commission

Attest: \_\_\_\_\_  
Ann O'Connell, Secretary  
Planning Commission

**ITEM:** Case #14-048-FS/FP/UR, Grain Elevator

**PLANNER:** Scott Robinson, AICP, Planner II

**APPLICANT:** Louisville Mill Site LLC  
J. Erik Hartronft  
950 Spruce Street, Suite 1A  
Louisville, CO 80027

**OWNER:** City of Louisville  
749 Main Street  
Louisville, CO 80027

RCC LTD  
Randy Caranci  
PO Box 658  
Louisville, CO 80027

**REPRESENTATIVE:** J. Erik Hartronft

**EXISTING ZONING:** Commercial Business (CB)

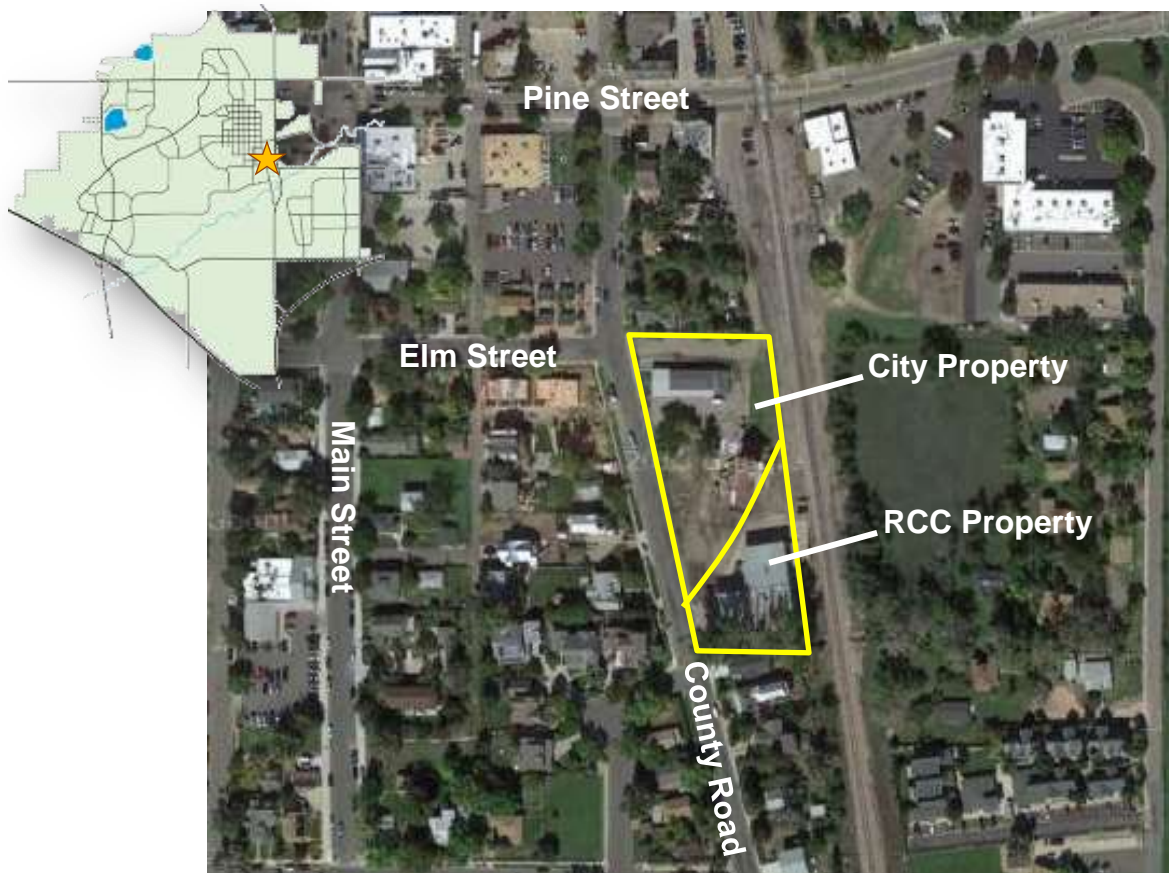
**LOCATION:** 500-544 County Road, the southeast corner of Downtown  
Louisville

**LEGAL  
DESCRIPTION:** TRACT IN SE 1/4 8-1S-69 INCL TR 711A .48 AC M/L DEED  
253376 11-25-77 and TRACT 712 8-1S-69 1.21 AC M/L PER  
DEED 952513 11/16/88 BCR

**TOTAL SITE AREA:** 1.54 Acres

**REQUEST:** A request for a final plat, final planned unit development  
(PUD), and special review use (SRU) to construct a new  
building and additions to two existing buildings totaling 27,000  
square feet and allow outdoor sales and activities at the Grain  
Elevator site.





**BACKGROUND:**

The applicant, Louisville Mill Site, has submitted a plan to redevelop the Grain Elevator site at 500-544 County Road. The site consists of two tracts which have never been platted in the City. The property to the south is 0.4 acres and is owned by RCC LTD. It has a 10,000 square foot warehouse building that currently hosts Jump'n'Rope. The property to the north is 1.2 acres and is owned by the City. There are two buildings on the property: the 4,000 square foot historic Grain Elevator and a 3,400 square foot retail building, which currently hosts the Tilt Arcade. The City has an agreement to sell the north property to Louisville Mill Site after a development plan has been approved and the Grain Elevator has been landmarked.

The proposal includes a 6,500 square foot addition to the south warehouse building, a 1,500 square foot addition to the Grain Elevator, and the demolition of the north retail building and the construction of a new 19,000 square foot commercial/office building. The two properties would also be re-subdivided into three new lots and an outlot.

The property is located in the Commercial Business (CB) zone district and within the area of town formally referred to as Downtown Louisville. All development in the CB zone district requires the establishment of a Planned Unit Development (PUD), and all PUD's in Downtown Louisville must comply with the development regulations established in the Louisville Municipal Code (LMC) and the design standards outlined in the Downtown Design Handbook. The floor area and height of structures in Downtown are further regulated by the Downtown Framework Plan. Signage is regulated by the

Downtown Sign Manual. A preliminary plat and preliminary PUD were approved by Planning Commission and City Council in 2014.

The property to the north is zoned Commercial Community (CC) and contains a single-family residence. Immediately to the east is the BNSF railroad. Further east, as well as to the south and west, is zoned Residential Medium-density (RM).

**REQUEST:**

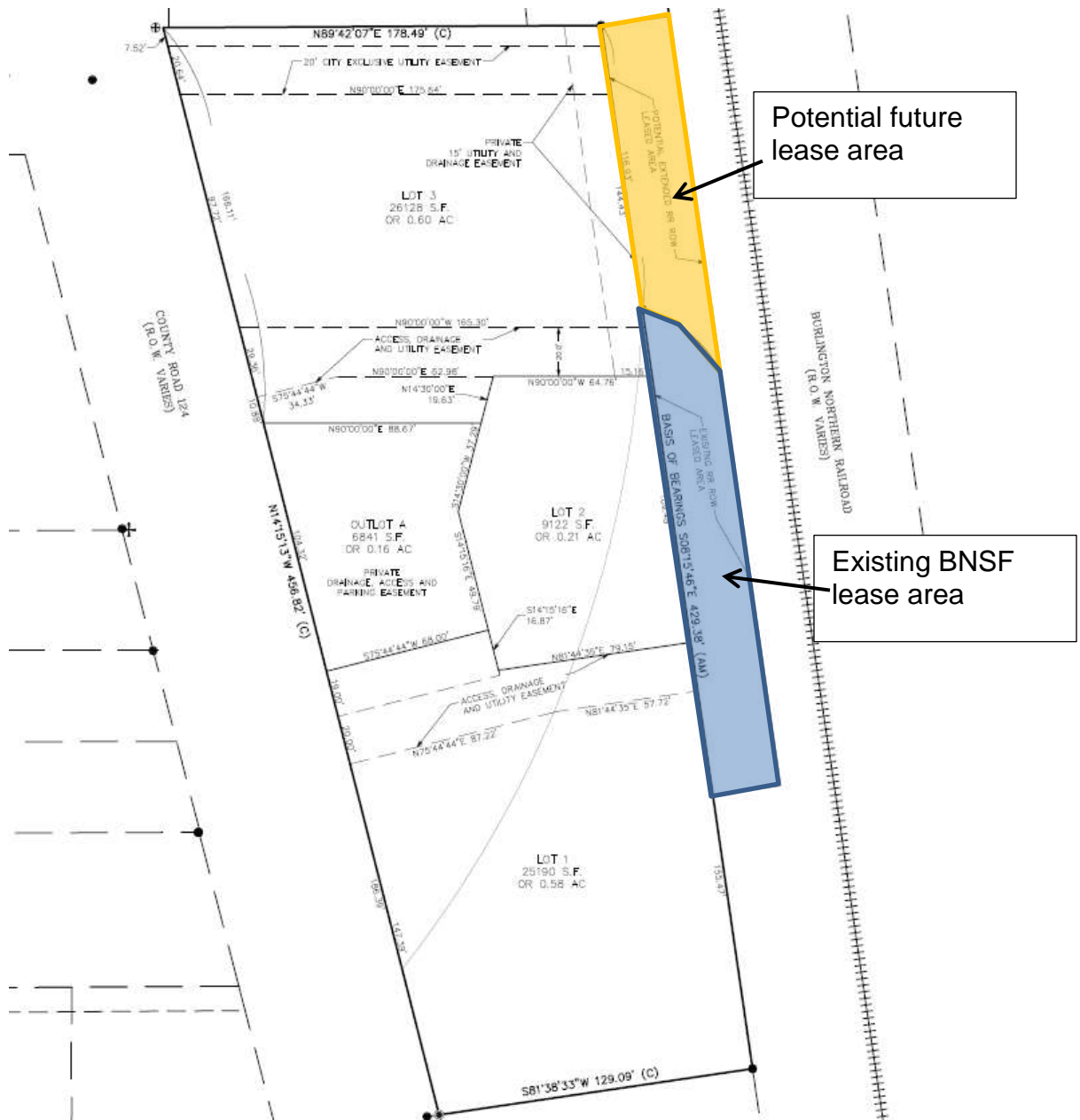
The applicant is requesting to redevelop the Grain Elevator site, including additions to two existing buildings and the construction of one new building totaling approximately 22,000 square feet, and to have outdoor dining and activities.

**Final Plat**

The proposed final plat would divide the properties into three lots and one outlot, which matches the approved preliminary plat. Each of the three buildings would sit on its own lot, and the outlot to the west of the Grain Elevator would be reserved as a no-build area to protect the view to the structure. The three lots would all exceed the minimum lot size in the CB zone district of 7,000 square feet and the minimum lot width of 50 feet. There is no maximum lot size requirement.

The site has access from County Road, so no new streets are proposed. Access easements would be provided on lots 1 and 3 to allow for shared circulation within the site and access to Lot 2. RCC LTD currently leases land from the BNSF railroad that is proposed for parking and access as part of the development. The applicant has provided proof of the long-term lease and staff recommends including the land in the development proposal. The applicant is also pursuing a lease of additional land from BNSF, but because the lease has not been acquired yet, the proposal must function adequately without it.

Section 16.16.060 of the Louisville Municipal Code (LMC) requires a dedication of 12 percent of the land area for public use during the subdivision process. Under the City's purchase agreement with Louisville Mill Site, City Council has agreed to waive the public land dedication requirement (Resolution 44, Series 2013). Therefore, no public land dedication is proposed as part of the plat. Otherwise, the proposed plat complies with the requirements of Chapter 16 of the LMC.



## Final PUD

As mentioned above, the proposed development must comply with the regulations established in the LMC, the Downtown Design Handbook, the Downtown Framework Plan, and the Downtown Sign Manual, as well as the approved preliminary PUD. Under the Downtown Framework and Design Handbook, the project is in the "Transition Area" of Downtown. The Transition Area of the Downtown Framework Plan is designed to provide a transitional buffer between the core commercial development of Downtown Louisville and the existing residential area in the adjacent Old Town Neighborhood. The buffer zone requires a lower building height (35' maximum in the Transition Area as opposed to 45' in the core area) and floor area (1.3 floor area ratio permitted in the Transition Area as opposed to 2.0 in the core area).



Site Plan



**Lot 3 New Building:  
19,000 SF proposed**

**Lot 2 Grain Elevator:  
4,000 SF existing +  
1,500 SF proposed**

**Lot 1 Warehouse Building:  
10,000 SF existing +  
6,500 SF proposed**

The applicant proposes keeping two of the three existing buildings on the site and replacing the third with a new building in approximately the same location. The site would maintain its current three access drives off of County Road, with circulation being provided by drive isles looping around the east sides of the Grain Elevator and the new building. The sidewalk along County Road would be extended the length of the site, and pedestrian access to the buildings would be provided by plazas and walkways. The parking area on the north side of the project would be screened from the adjacent residential property by a fence. The applicant also proposes to add a small shed, no larger than 120 square feet, to Outlot A. The Louisville Fire Protection District has reviewed the site and access plans and found no issues.

**Bulk and Dimension Standards**

The yard and bulk requirements are given by the LMC, the Downtown Framework, and the Design Handbook. Section 17.28.110 of the LMC allows for waivers from the standards if additional public benefit is provided or the waivers are warranted by the design and adequate public space is provided.

	<b>Requirement</b>	<b>Lot 1</b>	<b>Lot 2</b>	<b>Lot 3</b>	<b>Combined</b>
<b>Floor Area Ratio</b>	1.3	0.66	0.61	0.73	0.69
<b>Lot Coverage</b>	40%	52%	43%	33%	38%
<b>Front Setback</b>	5'	14'	13'	5'	n/a
<b>Rear Setback</b>	20'	0' (existing)	1.33'	20'	n/a
<b>Side Setbacks</b>	0', except along south of lot 1: 5'	10'	10'	30'	n/a
<b>Height</b>	35'	38'	50' (existing)	41.5'	n/a
<b>Floors</b>	2	3	3	3	n/a

The applicant is requesting a waiver from the rear yard setback for Lots 1 and 2:

1. On Lot 1, the existing building is built to the rear lot line, and no part of the addition would be within the rear setback.
2. On Lot 2, the existing structure currently sits approximately eight feet from the rear lot line. The proposed addition would go to within 1'4" of the lot line. The applicant is requesting this to allow a connection between the two most useable portions of the structure without obscuring the front of the historic structure. There is no interior connection between the southern and northern ends of the Grain Elevator structure, and no way to construct one internally without compromising the historic value of the structure. The rear addition would connect the two ends, allowing a single tenant to occupy both. Because of the lease from BNSF, the addition would still be approximately 30 feet from the edge of the leased property, on the west side of the railroad.

The proposal complies with the floor area ratio limits set by the Downtown Framework, but Lots 1 and 2 would exceed the maximum lot coverage allowed under the LMC. However, when the PUD is taken as a whole, including Outlot A, the overall lot coverage is 38 percent. The maximum allowed lot coverage is 40 percent. These two Commercial Business (CB) Zone District properties are the only two in Downtown Louisville that have a maximum allowed lot coverage. The rest of Downtown is zoned Commercial Community (CC) and has no maximum allowed lot coverage.

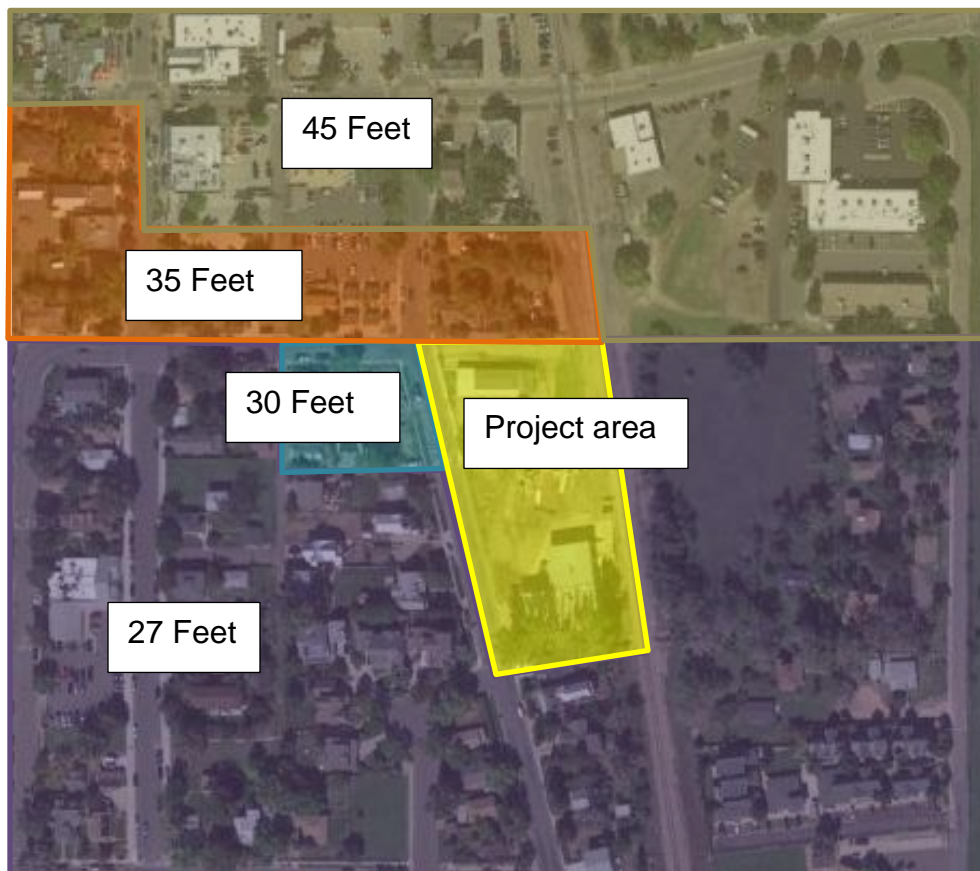
**Building Height**

The LMC allows a maximum building height in the Transition Area of 35 feet, including rooftop screening and mechanical equipment. The code also limits buildings to a maximum of two stories. The Grain Elevator is approximately 50 feet tall and more than two stories; however, the proposed addition to that structure would be one story and approximately 15 feet tall, complying with the code.

The addition on Lot 1 and the new building on Lot 3 are both requested to be 36.5 feet tall with an allowance for rooftop screening and architectural projections to extend to 38 feet on Lot 1 and 41.5 feet on Lot 3. The applicant is also requesting three stories instead of two. Three story buildings would allow the applicant to construct the same amount of floor space with smaller building footprints and a less bulky appearance. The preliminary PUD was approved with a 35 foot maximum height, but the subsequent floodplain development permit required the first floor to be raised 1.5 feet, resulting in the current request for 36.5 feet.

For the proposed structure on Lot 3, the property to the north could redevelop to 35 feet in height, and the structures across County Road to the west are 30 feet tall. For the proposed addition on Lot 1, the properties to the south and across County Road to the west have a 27 foot maximum height.

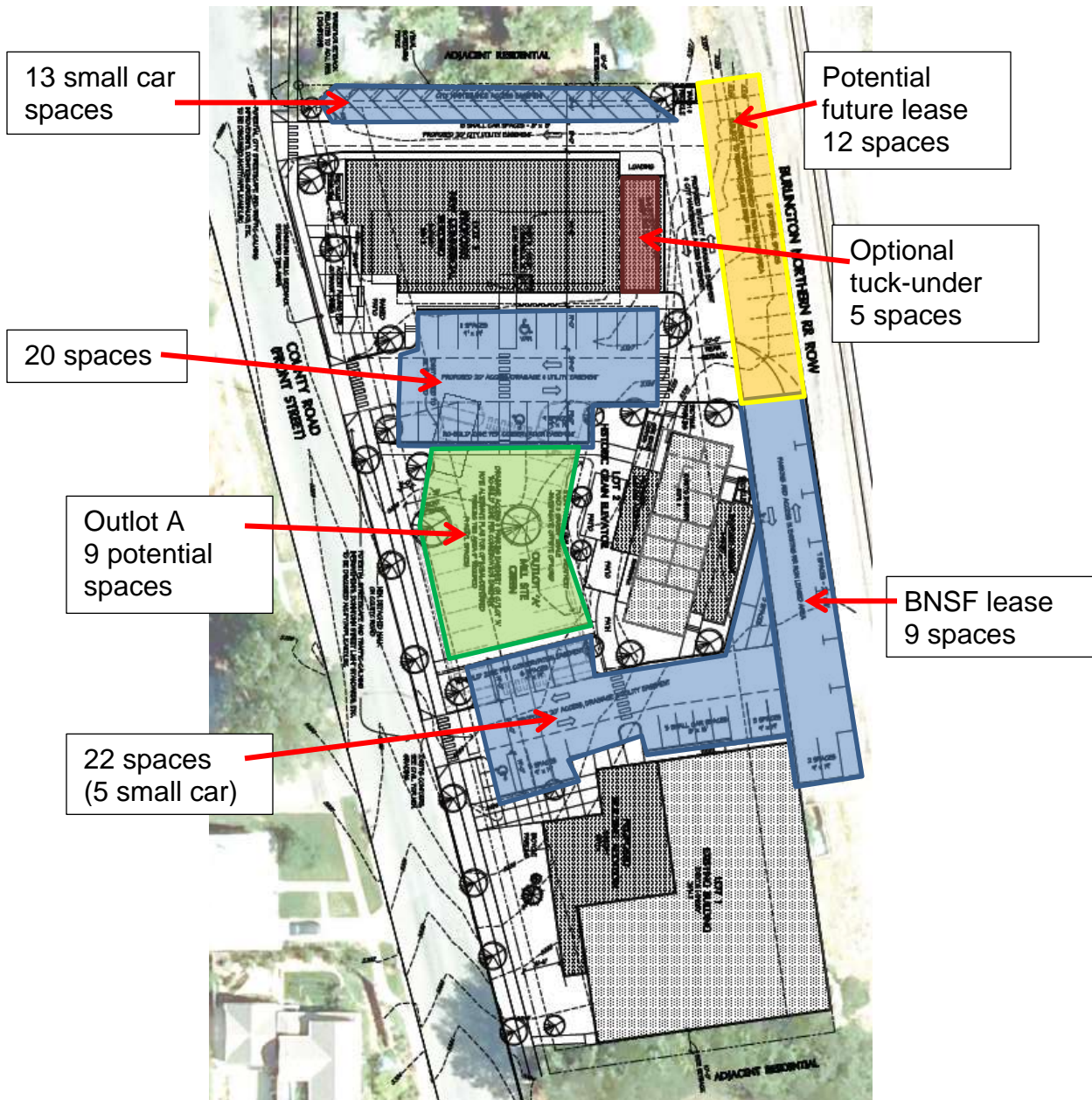
The applicant is also providing a public access easement over the green space on Outlot A, to create a public gathering space on the south end of Downtown. The preliminary PUD approval for the height waiver was conditional on the design of Outlot A and design improvement to the building on Lot 1. Staff believes these conditions can be met with further conditions described below and therefore recommends approval of the waivers with conditions.



Parking



Section 17.20 of the LMC requires one parking space for every 500 square feet of leasable area in the Downtown area, regardless of use. The proposal includes 32,454 square feet of leasable area, the first 999 square feet of which do not require parking. The code therefore requires 63 spaces. The applicant is proposing 64 spaces, including nine on the leased BNSF area.



Eighteen of the spaces would be “small car” spaces, measuring 8’ by 15’ instead of the City standard of 9’ by 19’. Although the “small car” spaces and the drive aisle proposed by the applicant are smaller than what the City requires, they do meet the minimum standards of the Institute of Transportation Engineers. Further justification suggested by the applicant is that twenty-eight percent of the proposed spaces would be designated

“small car”, while currently approximately 40 percent of US vehicles are small cars, according to a recent Wall Street Journal article.

Agreements and easements would be in place to ensure the parking would be shared between the users. The applicant has included an option for up to five spaces to be added as tuck-under parking at the rear of the new building. If the applicant is able to lease additional land from BNSF, the applicant would also add an additional 12 spaces.

The applicant has also included an alternative proposal with more parking on Outlot A, which would yield an additional nine spaces. The resolution approving the preliminary plat and PUD included a condition stating “the easement and design of Outlot A as a green space/plaza with surface parking to be added only at the City’s request if evidence demonstrates a need for such.” At this time, staff believes the additional parking is not needed, but it is included in the PUD so if future uses of the site require the additional parking it can be added at the City’s direction. If all additional parking is provided, the total would be 81 spaces.

### Architecture

Architecture is governed by the Design Handbook for Downtown Louisville, which calls for new building and additions that are compatible with the historic structures of Downtown, but are clearly of their own time. The applicant is proposing an architectural style that echoes the historic agricultural and mining structures of Louisville. The Historic Preservation Commission (HPC) and staff have some concerns that the new buildings may mimic the historic style too closely, creating confusion about the age of the structures. However, staff believes the mix of materials and amount of glazing should provide adequate differentiation for the new structures.



The addition on Lot 1 would include corten or weathering steel siding and roofing, open wood slat siding, and elements of the existing façade including concrete and painted corrugated metal siding. The roof would have a gable form with shed dormers. The remainder of the existing building would keep its existing materials but would be painted to match the new portion. As part of the preliminary PUD approval, the yard and bulk waivers were approved based in part on the following condition:

1. Building architecture on Lot 1, and the extent to which the pedestrian scale and architecture of the existing building is improved to make those portions of the building visible from Front Street more consistent with the design standards and guidelines in the Design Handbook for Downtown Louisville

Staff does not believe this condition has been met, as the southwest corner of the building still presents a large blank wall to the pedestrian. Staff has worked with the applicant to modify the design and recommends the following condition for improving the west façade:

1. The porch at the southwest corner of the Lot 1 building shall be expanded and columns and wood siding elements shall be added with landscaping and trees to further screen the existing building materials.

The additions on Lot 2 are proposed in the front and rear of the Grain Elevator. The front addition would recreate the original porte-cochere on the grain elevator with additional floor area provided by a glass enclosure. The rear addition would look like a rail car, in reference to the rail spur which originally ran behind the Grain Elevator. The proposed additions have been reviewed and approved by the HPC.





The Lot 3 building would have corten roofing and siding and open wood slats on the south and west elevations, while the north and east elevations would have more concrete siding with wood and corten accents. The roof would incorporate gable and shed elements and the south elevation would feature a tower element housing the stairwell. The west and south elevations would also feature significant glazing, particularly on the first floor. Staff believes the design of the Lot 3 building complies with the Design Handbook for Downtown Louisville.



The proposed small shed on Outlot A would be an existing shed moved from a nearby farm. Its appearance would be compatible with the other proposed buildings on the site.

### Signage

The proposed building mounted signs would comply with the Downtown Sign Manual and potentially include wall signs, awning signs, and projecting signs. The applicant is also requesting a project monument sign to be placed on Outlot A, which would be eight feet tall by 12 feet wide. The Downtown Sign Manual does not allow monument signs in Downtown Louisville. The only similar type of sign allowed is a freestanding sign, which is limited to nine square feet per face. Staff does not believe the proposed monument sign is appropriate for Downtown and does not support a waiver to allow it.

Staff has worked with the applicant on alternative design options and recommends the following condition:

2. The proposed monument sign shall be removed and two freestanding signs shall be allowed, one at each main access drive, with the size, lighting, and detail to comply with the Downtown Sign Manual.

### Landscaping

The proposed landscape plan includes trees along County Road, as well as elsewhere in the site. The area in front of the Lot 1 building and Outlot A would include grass, planting

beds, and hardscape areas. The area in front of the Lot 3 building would be mostly hardscape, with tree grates and small planting areas. The Design Handbook for Downtown Louisville does not include detailed landscaping requirements, but does recommend using landscaping to screen parking and buildings, which the proposed landscape plan does.

#### Lighting

The proposed lighting plan would provide adequate illumination for the site using fixtures that are appropriate for Downtown Louisville and architecturally compatible with the proposed buildings.

#### Site Drainage and Floodplain

The property is not required by the Louisville Municipal Code (LMC) to provide full storm water detention. The amount of impervious surface proposed is not increasing over what is currently occurring on the site and therefore is not required additional storm water detention. The site will provide water quality detention to meet City requirements. The drainage and utility plan has been reviewed by the Public Works Department, which found no issues. The property is also in the 100 year flood zone, and has received a Floodplain Development Permit from the Board of Adjustment.

#### Historic Preservation Commission Review

The Historic Preservation Commission reviewed the application at their March 16, 2015 meeting. The HPC was generally in favor of the project, and provided comments attached below. The Commissioners were in favor of the site layout, which would provide unobstructed views of the Grain Elevator, and the inclusion of the small shed building. The Commission expressed some concern that the materials of the new buildings could make them look too similar to the Grain Elevator, causing confusion about the ages of the various buildings.

#### **Special Review Use**

The applicant is requesting a special review use to allow outdoor gathering, outdoor sales of food and beverages, and municipal uses including interpretive historic sites on the property. Louisville Municipal Code § 17.40.100.A lists five criteria to be considered by the Planning Commission in reviewing a Special Review Use application, which follow. The Planning Commission is authorized to place conditions on their recommendation of approval, if they believe those are necessary to comply with all of the criteria.

- 1. That the proposed use/development is consistent in all respects with the spirit and intent of the comprehensive plan and of this chapter, and that it would not be contrary to the general welfare and economic prosperity of the city or the immediate neighborhood;*

Many other businesses in Downtown Louisville have outdoor dining and activities. The outdoor dining would make restaurant uses more viable at the site, benefiting the economic prosperity of the City and neighborhood. The 2013 Comprehensive Plan update calls for improving the health of Downtown by encouraging new businesses. The

proposed municipal historic uses are consistent with the Comprehensive Plan's recommendation to recognize historic buildings' importance and would draw additional visitors to the site. Staff finds this criterion has been met.

2. *That such use/development will lend economic stability, compatible with the character of any surrounding established areas;*

The outdoor dining and activities would make the site more attractive to potential businesses, lending economic stability. However, the site is adjacent to residential uses, so staff recommends a condition limiting outdoor uses to between 8 am and midnight. The proposed historic uses would draw additional visitors to the site. Staff finds this criterion has been met.

3. *That the use/development is adequate for the internal efficiency of the proposal, considering the functions of residents, recreation, public access, safety and such factors including storm drainage facilities, sewage and water facilities, grades, dust control and such other factors directly related to public health and convenience;*

The proposal complies with the City's standards for development, as described in the PUD evaluation above. The site will have adequate public access and utilities. Staff finds this criterion has been met.

4. *That external effects of the proposal are controlled, considering compatibility of land use; movement or congestion of traffic; services, including arrangement of signs and lighting devices as to prevent the occurrence of nuisances; landscaping and other similar features to prevent the littering or accumulation of trash, together with other factors deemed to affect public health, welfare, safety and convenience;*

The proposal complies with the City's standards for development, as described in the PUD evaluation above. The anticipated traffic from the requested special review uses will be no worse than that expected from uses allowed by right. Staff finds this criterion has been met.

5. *That an adequate amount and proper location of pedestrian walks, malls and landscaped spaces to prevent pedestrian use of vehicular ways and parking spaces and to separate pedestrian walks, malls and public transportation loading places from general vehicular circulation facilities.*

Walks are provided from County Road to the uses, and adequate landscape and hardscape areas are provided. Staff finds this criterion has been met.

Staff has found all five criteria have been met with one condition, limiting the hours of outdoor use, and recommends approval of the SRU.



**STAFF RECOMMENDATION:**

The applicant is requesting the following waivers from the standards of the LMC, the Downtown Framework Plan, the Downtown Design Handbook, and the Downtown Sign Manual:

1. Rear setback of zero feet for the existing building on Lot 1 instead of 20 feet.
2. Rear setback of 1'4" for the addition on Lot 2 instead of 20 feet.
3. Lot coverage of 52% on Lot 1 instead of 40%.
4. Lot coverage of 43% on Lot 2 instead of 40%
5. Allowance for three stories and allowance for screening to go up to 38 feet on Lot 1.
6. Maximum height of 50 feet for the existing structure on Lot 2.
7. Allowance for three stories and building height of 36.5 feet and screening height of up to 41.5 feet on Lot 3.
8. Allowance of 18 small car spaces.
9. Allowance for a 8' by 12' monument sign on Outlot A.

Staff believes the waivers, except for the sign request, are justified under LMC Section 17.28.110 based on the design and public access provided on Outlot A as a public plaza and improvements to be made to the southwest façade of the Lot 1 building. Staff does not believe the proposed monument sign is compatible with Downtown, nor the adjacent Old Town Neighborhood. Staff recommends approval of the requested final plat, final PUD, and SRU for the Louisville Mill Site development to allow for a new building and additions to two existing buildings totaling 27,000 square feet at 500-544 County Road with the following three conditions:

1. The porch at the southwest corner of the Lot 1 building shall be expanded and columns and wood siding elements shall be added with landscaping and trees to further screen the existing building materials.
2. The proposed monument sign shall be removed and two freestanding signs shall be allowed, one at each main access drive, with the size, lighting, and detail to comply with the Downtown Sign Manual.
3. Outdoor sales and dining shall be limited to between the hours of 8 am and midnight.

**ATTACHMENTS:**

1. Resolution No. 14, Series 2015
2. Application materials
3. Preliminary plat
4. Preliminary PUD
5. SRU
6. HPC comments

# ***Planning Commission***

## ***Meeting Minutes***

**April 9, 2015**  
**City Hall, Council Chambers**  
**749 Main Street**  
**6:30 PM**

**Call to Order** – Chairman Pritchard called the meeting to order at 6:30 P.M.

**Roll Call** was taken and the following members were present:

Commission Members Present:	Chris Pritchard, Chairman Ann O'Connell, Secretary Steve Brauneis Jeff Moline Tom Rice Scott Russell
Commission Members Absent:	Cary Tengler, Vice Chairman
Staff Members Present:	Troy Russ, Director of Planning and Building Safety Scott Robinson, Planner II

### **Approval of Agenda –**

Moline made motion and O'Connell seconded to approve the agenda. Motion passed by voice vote.

### **Approval of Minutes –**

O'Connell submits one correction. Brauneis made motion and Rice seconded to approve March 12, 2015 minutes. Motion passed by voice vote.

**Public Comments:** Items not on the Agenda  
None.

Regular Business – Public Hearing Items

- **Grain Elevator Final Plat and PUD and SRU: (Louisville Mill Site, LLC.) – Resolution No. 14, Series 2015** - A Resolution recommending approval of a final plat, final Planned Unit Development (PUD), and Special Review Use (SRU) to allow for the construction of a new building and additions to two existing buildings totaling 27,000 square feet and allow outdoor sales and activities at the Grain Elevator site, 500-544 County Road.
  - Applicant and Representative: Louisville Mill Site LLC (Erik Hartronft)
  - Owners: City of Louisville and RCC LTD
  - Case Manager: Scott Robinson, Planner II

**Conflict of Interest and Disclosure:**  
None.

**Public Notice Certification:**

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Published in the Boulder Daily Camera on March 22, 2015. Posted in City Hall, Public Library, Recreation Center, and the Courts and Police Building and mailed to surrounding property owners and property posted on March 20, 2015.

**Staff Report of Facts and Issues:**

Scott Robinson presented from Power Point:

- Located on south side of Louisville, east side of County Road, and west side of the BNSF railroad tracks.
- Property zoned commercial business and governed by the Louisville Municipal Code (LMC), Downtown Framework Plan, Design Handbook for Downtown Louisville, and the Downtown Sign Manual.
- Two owners who are the City of Louisville for the northern portion housing the Grain Elevator and the former Napa building and RCC for the southern portion housing the warehouse building.
- Final plat would be into three lots and one outlot.
- RCC owner has existing long-term BNSF lease on railroad property used for parking. There is a purchase and sale agreement between City of Louisville and Louisville Mill Site LLC for the northern portion which includes no public land dedication requirement, waived by City Council.
- Additions to two buildings:
  - Lot 1 Warehouse Building: 10,000 SF existing
  - Lot 2 Grain Elevator: 4,000 SF existing + 1,500 SF proposed
  - Lot 3 New Building: demolished and replaced 19,000 SF proposed
- 32,454 square feet leasable area
- Lot coverage and rear setback waiver requests governed by LMC and complies with setbacks except in two places.
  - Lot 1 existing building does not comply with rear setback requirement but no changes to it, requesting waiver for existing setback.
  - Grain Elevator addition to the back will connect two usable ends for one tenant; wish to add restrooms and hallway; will technically extend one foot from the lot line but no nearby adjacent use (leased BNSF property and RR tracks).
- Two lots over maximum allowed lot coverage but when site is considered as a whole, the complete site is under the maximum allowed lot coverage.
- Waivers requested for maximum height under Downtown Framework Plan. The site is a transition zone which allows 2 stories and 35 feet. In preliminary PUD, applicant requested 3 stories and 35 feet. Within further plan development and flood plan development permit process, applicant needs to raise the building 2 feet. Applicant is requesting 38 feet height. Defined rooftop screening will take height to 41.5 feet in proposal.
- Parking: 63 parking spaces required, applicant will provide 64 spaces provided with potential for 17 additional spaces. Extended lease for more BNSF land which will add 13 spaces. Applicant proposes 18 spaces will be small car spaces (less than City standard measurement of 19 feet long and 9 feet wide).
- Architecture will echo industrial mining buildings formerly found in Louisville, and similar to existing Grain Elevator. Wood siding and Corten corrugated metal roofing and siding with moderate feel of glazing and glass. Grain Elevator addition will reconstruct porte cochere. Historical Preservation Committee has reviewed the proposal and is in favor of design.
- Signage generally complies with Downtown Sign Manual. Requested monument sign not allowed but two freestanding signs can be added at main drive aisles.

- SRU is to request outdoor dining, gatherings, sales, and weekend activities on property. Staff recommends condition to limit outdoor activity to between 8 am and midnight which is consistent with outdoor dining and activities in Downtown Louisville.

Staff Recommendations:

Staff recommends approval of Resolution 14, Series 2015, recommending approval of a final plat and PUD and SRU for the Grain Elevator site with three conditions:

1. The porch at the southwest corner of the Lot 1 building shall be expanded and columns and wood siding elements shall be added with landscaping and trees to further screen the existing building materials.
2. The proposed monument sign shall be removed and two freestanding signs shall be allowed, one at each main access drive, with the size, lighting, and detail to comply with the Downtown Sign Manual.
3. Outdoor sales and dining shall be limited to between the hours of 8 am and midnight.

Commission Questions of Staff:

Brauneis asks what is driving the conditions for outdoor sales and dining. How does it compare with this zoning typically?

Robinson says the property is adjacent to residential uses so Staff does not want outdoor dining at late hours. This is consistent with the rest of Downtown which has a cut off for outdoor dining at 12 am.

Moline asks what is the height of the Grain Elevator?

Robinson says approximately 50 feet.

Brauneis asks about flood plain issues and the applicant needing to raise the building.

Robinson says the City is currently pursuing drainage improvements in this area which could reduce the base flood elevation. If this goes through before the building is constructed, the applicant intends to lower the building back down.

Rice says the building on Lot 2 is already 50 feet tall. Lot 1 on preliminary was approved to 35 feet and to three stories. Final PUD is requesting 38 feet. He asks what was approved for Lot 3 and 35 feet on the preliminary. Lot 3 now is requesting 41.5 feet.

Robinson says Lot 1 is based on requirements meeting the flood plain permit. Lot 3 was approved at 35 feet for building height and three stories, with additional height for screening which had not been defined yet. The proposed building is 38 feet to top of roof with another 3.5 feet for screening mechanical facilities.

Russell asks about outdoor sales and dining. He mentions noise and music. He wonders if more specific language is needed in the condition.

Pritchard wants to Staff to look at Lulu's wording so that requirement is consistent.

Applicant Presentation:

Eric Hartronft, Louisville Mill Site LLC, 950 Spruce Street, Louisville, CO

Randy Caranci, RCC Inc., partner present.

Hartronft presents from Power Point:

- Louisville Mill Site LLC purchased land from City of Louisville.
- Property located on south end of Downtown, zoned transition, but different from the rest of transition zone because it is populated with larger buildings.
- Applicant wants to make the Grain Elevator the centerpiece of the development, so it is being restored for commercial uses as well as structurally stabilized.
- Wrap around existing warehouse necessary as well as fill-in of cutout portion with new square footage to create new aesthetic.

Applicant shows aerial pictures of the site of warehouse, Grain Elevator, and old Napa building as well as historical pictures of the property.

- Historic grain elevator before stabilization
- Historic grain elevator in operation early 1910

- Turn of the century Louisville was agrarian and industrial with ACME mine.

Proposed PUD site plan:

- Create open space in front of Grain Elevator to be used as park with picnic tables.
- Wants to bring Downtown streetscape to Front Street in front of building, transition from attached sidewalk to detached sidewalk.
- Bring Downtown street lighting to create node at Elm Street (northwest corner) for a crosswalk for safe pedestrian crossing. Applicant does not feel there is enough traffic calming in the area for cars at higher speeds. Applicant wishes to work with the City and LRC regarding lighting.
- As part of the purchase agreement, the applicant has negotiated a conservation easement to be placed on Outlot A as a “no-build” zone. Applicant does not want buildings placed in front of the Grain Elevator.
- RCC Inc. has current lease with BVSD for parking which will be continued as well as extending the lease to pick up 13 spaces. They are not currently counted in the calculations.
- Site designed to preserve views to Grain Elevator with “no-build” zone and access to utility easements to Lot 2 and Outlot which expands the “no-build” zone.
- Applicant in contact with Warembourg family regarding donation of historic scales back to the property. They would be installed next to the porte cochere. They currently exist at the Warembourg farm.
- In addition, there is a small granary existing on the Warembourg farm. Applicant wishes to relocate the small granary near the large Grain Elevator and restore it. It is 11.5 feet height at peak and floor is 14 x 10 feet. When full, small granary held up to 900 bushels; Grain Elevator held over 20,000 bushels.
- Applicant discusses third story and 35 feet height limit. A two story development was explored which would mean expanding the footprints. It would impede into the view shed of the Grain Elevator. It is superior to make the buildings more compact, less spread out, and up to 4 to 5 feet over the arbitrary height limit. Height is measured from average grade. Site has low spots along the street and property rises to patio in front, required because of flood plain issue. Building needed to be pushed out of the flood plain.
- Architectural concept is to celebrate the agrarian history of Louisville as well as provide commercial benefit to the City. The Grain Elevator inside contains a six-pack of grain bins in the middle of the structure, extending below grade to upper area, measuring 45 feet tall and 12 x 14 feet in dimension. The applicant wants to preserve them and upper area as an interpretative historic site. Proposed plan includes a stairway to upper catwalk for viewing. The southern warehouse and the office area are usable space. To connect these areas, the applicant wants to construct an eastern addition for restrooms, small kitchen, and utility areas as well as a western addition. The eastern addition will be fashioned like an old railcar since this is where one would historically be located.
- HPC has endorsed this proposal.
- Applicant agrees with the conditions from Staff. Applicant has made the porch at Lot 1 much larger and brought siding onto the building as backdrop for signage. Different earth tone colors will be used. Applicant is okay with loss of monument sign; at each entry points to the development, post mounted signs in full compliance are acceptable. The hours of operation are agreeable.
- Applicant discusses items with Public Works regarding flood plain mitigation to storm, sanitary, and sewer.
- Applicant states that all overhead utility lines on and off the site would be underground. All utilities will be underground on site, but utility lines near the site are too expensive to address. Applicant wants Condition that they are not required to do this.

- Applicant mentions installing streetlights on County Road. There currently are three lights mounted on wood poles and are standard cobra heads. Applicant needs financial assistance from the City and LRC in order to afford streetlight installation. Applicant wants Condition regarding lighting.

Commission Questions of Applicant:

Moline asks about flood plain and timing to lower flood plain elevation. Can you lower the northern building? Asks about timing of City improvements and your improvements.

Hartronft says it could be lowered 18 inches to 2 feet. The City improvements must go through FEMA. If initial plans are approved for floodway improvement and construction has started, the applicant thinks they will go back to the Board of Adjustments and ask for variance. They are working with Staff.

Brauneis asks about the third floor on the Lot 3 building and setbacks.

Hartronft says the slide is older but he shows where the third floor would be on the building on Lot 3. He shows how the roofs "contain" the third floor.

Russell asks about building on Lot 3 and the front setback. How do you measure the front setback of the building that is askew and stepped back. Curb to curb?

Hartronft says the 5 feet is to the furthest projection of the building face. Property line to corner of building.

Public Comment:

Michael Menaker, 1827 W Choke Cherry Drive, Louisville, CO

He wishes to speak about the people bringing this project forward, the history behind it, and the vision from the City that led to it. It has been a longtime goal for this City to preserve the Grain Elevator. It looked like it was an impossible task. There was an attempt led by Eric Hartronft that was not successful but he didn't give up and came back. For those of you who might not know here and at home, Eric Hartronft is the founding father of the historic preservation movement in the City of Louisville. He is an original member of our Historic Preservation Commission. He lives here, his business is here, he is an architect by trade, and an historic preservationist by passion. As I have noted before, the Caranci family name is so imbedded in the history of Louisville that it is literally engraved in stone on the building in which we sit tonight. I don't think anybody else could have done this without these deep connections to Louisville and our history. I can't thank them enough for their perseverance, their dedication, and their passion that makes this project possible. I remember Jean Morgan when we were first doing this, selling key lime pies (and still selling key lime pies) to help raise money for this. The City has dedicated tremendous resources to this. The historic preservation community has worked hard for this. When we were trying to pass the historic preservation tax which is still unique in the country, the fliers we put out door to door had a picture of this structure on it. I support this whole heartedly, I urge you to do the same, and in reference to the concern from the neighbors that at previous meetings expressed some concern about the height, it is ironic that when their homes were built, their neighbors said exactly the same thing. I think overall when you weigh the merits of this design and the balance of the architecture and the aesthetics, this is a project that we will be thrilled to have not only for years but for generations. I urge your enthusiastic and unanimous support.

Jean Morgan, 1131 Spruce Street, Louisville, CO

I would like to compliment the two builders on this. They have done a tremendous job. I think it looks fabulous and I am grateful that we have Eric and Randy on this project. It couldn't have a better team. The key lime pie money will go to buy all the historic pictures we have, have them framed, and hang them in the historic area of the Grain Elevator.

Christine Warembourg Wecker, 115 W Cherry Street, Louisville, CO



She is one of the owners of the ranch on Murphy Hill. I have written something to speak tonight because a lot of times when I speak in this room, I get emotional. As coal miners worked underground in Louisville, there were farmers working above ground. Many times, the same individuals working the mines in the wintertime were the farmers and people helping out the farmers in the summertime. As a member of one of the farm families, I want to express my appreciation, first to Randy and Eric for taking on the project of restoring the elevator, one of the few symbols of farming in this community, and it is not a small task. Also, thank you to the Historical Commission and to you as well for recognizing the importance of educating the community in providing a place for those who have been here for generations and newcomers to connect with our history. My father, Klubert, and his brother, Dutch, purchased the scales located at the elevators so farmers could continue to weigh their grains before taking them to Denver or Greeley after the Elevator closed. We have donated them to the restoration project knowing it is an integral part of the restoration. We also want to donate the small granary that has been at the ranch since our family moved there in 1957. Pete Murphy purchased the land containing the ranch as well as the land the elevator now sits on in 1905. He began to ranch and milk cows immediately upon purchase at our ranch, and built the granary. It is small and has all the requirements of storing grain. There is a window at the peak on the side, ventilation holes to allow for fresh air to keep the grains from spoiling, and there is ventilation underneath which is a very interesting process. There is tongue-and-groove wood inside to prevent the grain from seeping through the walls. It has sat at the same location since we believe around 1910. It is leaning badly, barely missed being destroyed by the flood, but stands proud as a symbol as those who worked so hard to feed us. It is with pride that we donate this to the community that my family has lived in, as of last year, for six generations. I look forward to it being restored and telling the story my family told me and my children for generations about the joy and hardship of farming here.

Sherry Sommer, 910 S. Palisade Court, Louisville, CO

I appreciate this plan and this is first time I have heard about it. It looks like it has a lot of integrity. I appreciate what Eric said about the traffic calming. I don't know if this is your purview or City Council's, but I think it will be really important, especially when they fix the County bridge that comes from a busy area, to make sure people don't shoot through since children are there. I don't know if the hours of operation for outdoor dining are customary or if that's the law in Louisville. I don't live in downtown but I feel for the people who do. You go out to dinner until around 8 or 9 o'clock, and after that, people go out to drink. When they drink, they get loud. There have been problems with this for people living downtown. It should be addressed regarding the hours that people are allowed to go out, and infringe on people's personal time at home.

Debby Fahey, 1118 W Enclave Circle, Louisville CO

I would like to reiterate all of the praise that has been given, first to Randy and Eric. I think they have done a wonderful job. This is a really significant structure for the history of Louisville. As Chris Wecker pointed out, it is the only real visual reminder that we have of the agricultural history of the town. We have a lot of mining history that is documented. This is the first thing has been done agriculturally. I would also like to thank Chris and her family for donating the scales and the little grain shed.

Summary and request by Staff and Applicant:

Russell wants clarification on underground and overhead utilities, and the streetlights. Robinson says the condition from Public Works relating to the overhead utility lines was that overhead utility lines within and adjacent to the site and new developments are required to underground dry utility lines. Specific requirements concerning undergrounding will be included in the subdivision agreement. He recognizes there could be some confusion about that condition and whether they are required to underground utilities off site or the ones on-site. Staff

recommends a condition that the applicant work with Staff and Public Works to clarify the need to underground utilities on-site and that it will be addressed in the subdivision agreement.

Russ says this is the first time that Staff has heard of this concern. He requests a condition from Planning Commission that street lights also be clarified. We request to continue the applicant's concern for clarification prior to City Council.

Robinson says regarding outdoor dining, Staff has Lulu's condition. It says "the outdoor patio shall not be used past 12 am on any given day".

Russ asks that the applicant respond to the two additional conditions.

Hartrnft says they are happy to work on the street light issue with Staff. They also like the condition that the applicant underground all on-site utilities, not adjacent.

Staff recommends approval of **Grain Elevator Final Plat and PUD and SRU: (Louisville Mill Site, LLC.) – Resolution No. 14, Series 2015** - A Resolution recommending approval of a final plat, final Planned Unit Development (PUD), and Special Review Use (SRU) to allow for the construction of a new building and additions to two existing buildings totaling 27,000 square feet and allow outdoor sales and activities at the Grain Elevator site, 500-544 County Road, with five conditions:

1. The porch at the southwest corner of the Lot 1 building shall be expanded and columns and wood siding elements shall be added with landscaping and trees to further screen the existing building materials.
2. The proposed monument sign shall be removed and two freestanding signs shall be allowed, one at each main access drive, with the size, lighting, and detail to comply with the Downtown Sign Manual.
3. Use of the outdoor areas shall be limited to between the hours of 8 am and midnight.
4. The applicant and City Staff will continue to work to clarify and address requirements related to Public Works comments regarding streetlights on County Road.
5. The applicant and City Staff will continue to work to clarify and address requirements related to Public Works comments regarding undergrounding utilities adjacent to property.

Closed Public Hearing and discussion by Commission:

Russell is in support. He thinks it is a great project. It is a project with a tremendous amount of community value being created.

Rice is in support. This is a terrific project. The question of height has been answered by the applicant. This project has tremendous economic potential for the City. It currently generates little and will be a tremendous asset to the City.

O'Connell is in support. The quality of the design and the consideration of the City and the neighborhood surrounding it definitely warrants the waivers on the heights. She is in favor regarding the conditions. As long as the applicant is fine with what Staff suggests, she is in support of the resolution.

Moline is in support. He appreciated hearing people's comments about the project which is a great one. To hear the community come together in their support of the project is symbolic of our city here in Louisville.

Brauneis is in support. He is very excited about the project. He looks forward to it becoming a reality. He is concerned about issues of undergrounding utilities and streetlights.

Pritchard is in support. He thinks it will be a great addition to the community. He understands the applicant's concern regarding underground utilities and streetlights. He has no problem with variances. He is concerned about small parking spaces.

Motion made by Brauneis to approve Resolution No. 14, Series 2015 with five conditions, seconded by Moline. Roll call vote.

Name	Vote
Chris Pritchard	Yes
Jeff Moline	Yes
Ann O'Connell	Yes
Cary Tengler	N/A
Steve Brauneis	Yes
Scott Russell	Yes
Tom Rice	Yes
Motion passed/failed:	Pass

Motion passes 6-0.

## Lauren Trice

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**From:** Kristin Dean  
**Sent:** Tuesday, March 27, 2018 11:07 AM  
**To:** Lauren Trice  
**Subject:** FW: PUD-0126-2018

**From:** Jeffrey A. Sampson [mailto:sampsonjeffreya@gmail.com]  
**Sent:** Tuesday, March 27, 2018 11:05 AM  
**To:** Planning <planning@Louisvilleco.gov>  
**Subject:** PUD-0126-2018

Dear Planning Division,

Regarding Mill Site planned unit development:  
I cannot attend the April 12 meeting.

My feedback is as follows:

I have seen the plan and like it. However, if the current owners have not been able to find funding and/or tenants to move forward, I frankly do not see what a 3-yr extension would do. That is a long time to keep this in limbo.

I would like to see some sort of progress on this, one way or another.  
The site has great potential and should be developed as such.

I would say "no" to an extension if there is no indication of funding in place or in progress on the current proposal.

Thank you.

Regards,

Jeff Sampson